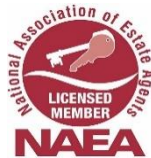


**43 HALL DRIVE, CATON, LANCASTER,
LANCASHIRE, LA2 9QF**

£289,950



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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****NO ONWARD CHAIN** FANTASTIC OPPORTUNITY IN A GREAT LOCATION**

Popular and spacious semi-detached home with large garden space to the front and rear, garage and No Chain. Offering excellent scope for further development and refurbishment, an ideal opportunity for someone looking to add their own taste / design. Located in the popular and sought after village of Caton, ideal for access to Lancaster and within a short drive of the M6 motorway link. The village provides a range of amenities, nearby walks, and local bus service routes. The property comprises; large through reception room, kitchen, three good bedrooms, bathroom, and separate WC. Gas central heating and double glazing. Generous gardens, large driveway, and garage. Early viewing is essential and No Chain.



LOCATION: Sought after residential location just off Lancaster Road. Close to all local amenities, School and within 10 minutes of the M6 motorway links.

STYLE: Spacious, semi-detached family home.

CONDITION: Well-maintained over the years and now offering great potential.

ACCOMMODATION: Ground Floor; large entrance porch and spacious hallway. Good size through lounge and dining area. Fitted kitchen with side door into the garage. Landing area with loft access (boarded), three good bedrooms, bathroom with shower and separate WC.

OUTSIDE: The property is set back from the road providing a long drive with ample parking ideal for multiple cars. Lawn area and shrub borders. The rear garden steps down from a paved patio to a shaped lawn with stocked deep borders and trees.

SERVICES: All mains services are connected, double glazing and gas central heating installed.

COUNCIL TAX: The property is listed as Council Tax Band C. (Lancaster Council).

TENURE: We are advised the tenure of the property is freehold.

VIEWING: By appointment through the Agents office.