



68 Quernmore Road, Caton
£410,000





68 Quernmore Road

Caton, Lancaster

Exceptional Opportunity! 3-bed detached bungalow in sought-after village with No Chain! Spacious layout, extended sunroom, and large rear garden. Double driveway & parking! This is a great opportunity for those ready to do some updating!

Council Tax band: D

Tenure: Freehold

- Detached Bungalow
- 2 Double Bedrooms
- Extended Rear Sun Room
- Work Space & Store
- Expansive Rear Garden
- Double Driveway
- Car Port & Parking
- No Chain
- Sought After Village
- Transport & Travel Links





Location

Caton sits just north of Lancaster towards the Lune Valley. The village has a great community spirit and there is plenty to do whether it's a bike ride or walking the dog along the river side paths this really is a super place to call home. The village school is well regarded and just a short walk away. There is a great choice of sought after secondary options whether that is the Grammars and Ripley in Lancaster or north to QES. This location means easy access for commuting or simply getting out and about. There is a nearby post office, co-op, three pubs and four churches, all within easy reach. The M6, Jct 34, is convenient as is the Bay Gateway bypass road. Lancaster University or Lancaster itself are easily accessed via the "back roads" too and north into the Lune Valley or on to The Lake District. The bus routes are well served. The immediate surroundings are residential and peaceful.

The Bungalow

Charmdale is a truly deceptive detached bungalow. This 1950's double fronted bungalow is generous throughout. It does require updating but for the right buyer offers superb potential. The boarded loft is accessed by a drop down ladder from the hallway and offers great space. Double doors open to a front porch and from there to a large, central hallway. Matching wooden doors lead to all rooms.



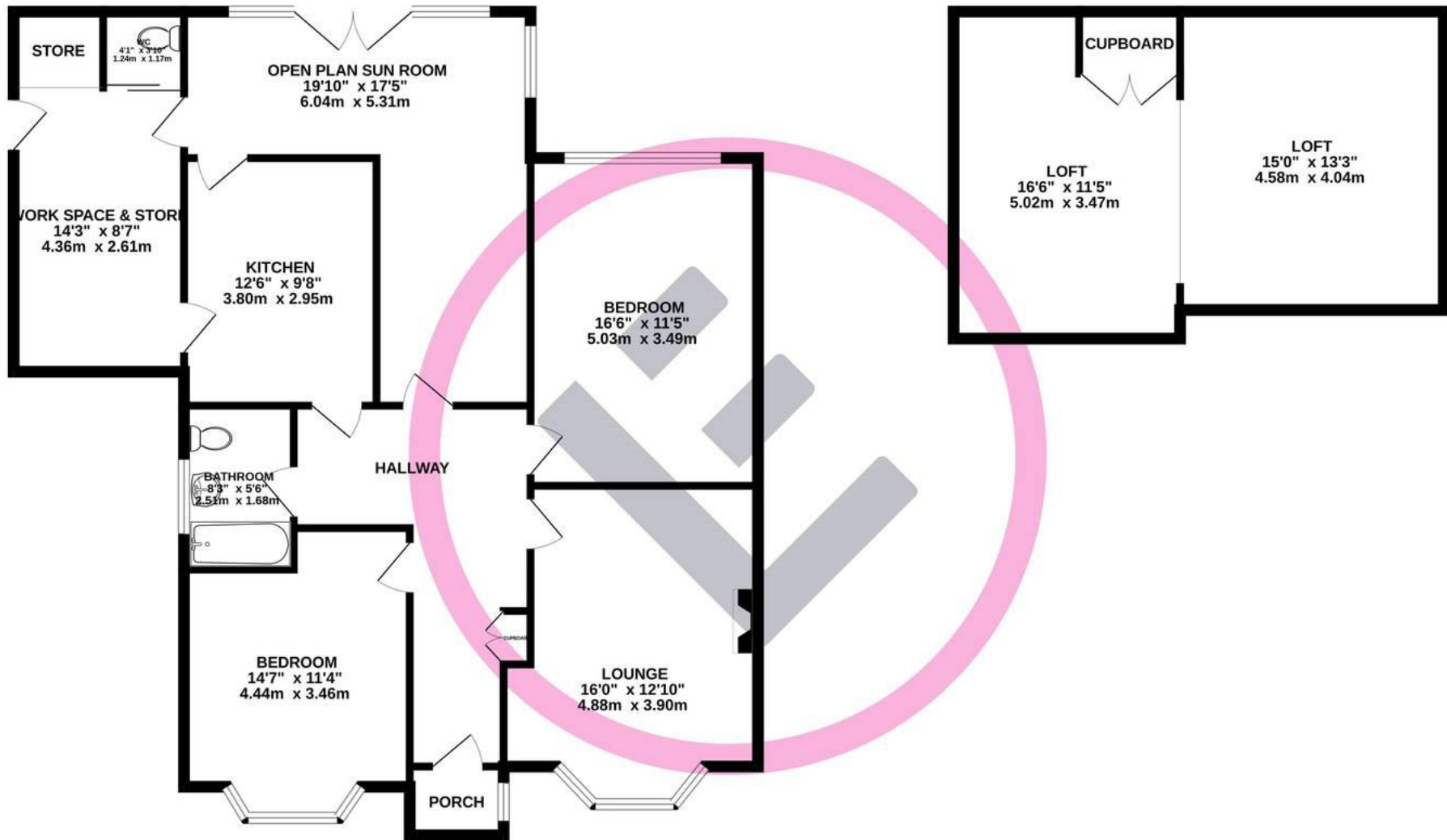
Living Space

To the right the bay fronted lounge has a coal effect focal fire. The room is generous and welcoming. To the rear the dining room extends into the rear sun room which spans the width of the bungalow and has views over the expansive rear garden. Large, full height patio doors open to the rear garden. The kitchen has a range of fitted cabinets with wood effect doors and a marble effect work top. There is a built in oven and hob. The Vaillant gas combination boiler is wall mounted in a dedicated kitchen cupboard. From the sun room a further door connects to the rear store/ work space which has a separate WC to the rear and a laundry area.

Bedrooms & Bathroom

GROUND FLOOR
1212 sq.ft. (112.6 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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