





The Location

Lime Avenue sits in the heart of Galgate, a much-loved village that blends convenience with community spirit. Families will appreciate the excellent primary school, local play areas, and the friendly village atmosphere that makes Galgate such a popular place to settle. For daily essentials, there are convenience stores, pubs, and amenities all within walking distance, while Lancaster city centre is just a short drive away, providing a wealth of shops, restaurants, and cultural attractions. Commuters are well served too, with excellent transport links – the M6 motorway is easily accessible, and Lancaster train station offers fast connections further afield. Nature lovers and those seeking weekend escapes will value the proximity of the Lancaster Canal and surrounding countryside, with plenty of scenic walks and cycle routes right on the doorstep. The village also benefits from its close proximity to Lancaster University, making it a desirable spot for staff, students, and families alike. Lime Avenue offers a peaceful residential setting while still being wonderfully connected, striking the perfect balance for busy modern households who want both quiet and convenience.

Lets Look Inside

This five bedroom home has been cleverly reconfigured and extended to offer a versatile layout ideal for large or multi-generational families. On the ground floor, a bright porch creates a practical entrance for outdoor shoes and coats before leading into the spacious living room. The living room is a central hub, complete with laminate flooring, a feature gas fireplace, and French doors opening onto the garden, perfect for summer entertaining. The adjoining kitchen diner is both stylish and practical, benefitting from dual-aspect windows, vinyl tile flooring, and ample space for a family dining table. The showpiece of the kitchen is the impressive seven-ring gas range cooker with four ovens, making hosting large gatherings a joy. Beyond the kitchen, a vestibule provides space for household appliances, a WC, and access to the converted outhouse – now a generous double bedroom overlooking the garden. To the other side of the house, the converted garage has been transformed into a double-height bedroom with built-in cupboards and its own ensuite, a bright and spacious retreat thanks to the high ceiling and large window on the front aspect. Upstairs, there are three further bedrooms – two

comfortable doubles with built-in storage and a single room, ideal as a nursery, office, or hobby space. A family bathroom with a bath and overhead shower, plus a separate WC, completes the upstairs, with an attic above offering part-boarded storage and lighting.

Step Outside

The outside space at Lime Avenue is designed to be as practical as it is enjoyable, catering for busy family life as well as summer entertaining. To the front of the property, a driveway offers off-road parking and enhances the home’s welcoming presence on this peaceful residential street. At the rear, the garden is a highlight, with a generous lawn providing plenty of space for children and pets to play safely. A covered patio seating area directly accessible via French doors makes a fantastic spot for BBQs, outdoor dining, or simply relaxing in the warmer months. The garden is enclosed with fencing, ensuring security and privacy, and a garden shed provides useful storage for tools, toys, or equipment. The thoughtful design of the external spaces – from the covered seating area to the well-kept lawn – means this garden is equally suited to lively family gatherings or peaceful downtime.

Tenure

Freehold

Council Tax

Council Tax Band B

Room Sizes

Entrance Porch

6'7" x 4'1" (2.03 x 1.27)

Living Room

18'11" x 12'1" (5.77 x 3.69)

Kitchen Diner

18'11" x 12'3" (5.77 x 3.75)

Bedroom 1

14'6" x 12'5" (4.42 x 3.80)

Ensuite

7'1" x 4'0" (2.18 x 1.23)

Bedroom 2

12'10" x 10'9" (3.93 x 3.28)

WC

4'10" x 4'5" (1.48 x 1.36)

Landing

8'9" x 4'0" (2.68 x 1.22)

Bathroom

8'1" x 5'6" (2.47 x 1.68)

WC

4'9" x 2'8" (1.47 x 0.82)

Bedroom 3

12'2" x 10'9" (3.73 x 3.30)

Bedroom 4

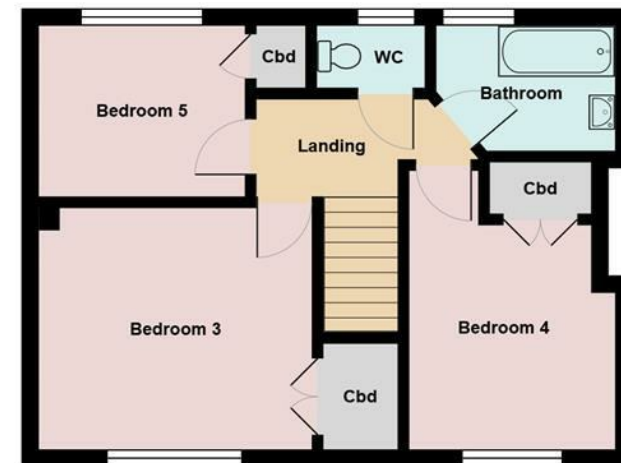
12'9" x 9'2" (3.91 x 2.80)

Bedroom 5

9'2" x 7'8" (2.80 x 2.34)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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