



## 6 Airedale, Galgate, Lancaster, Lancashire, LA2 0RR

A well-presented three bedroom\* semi-detached home on a quiet development in Galgate, with off-road parking and green views. The property is great for families, with playgrounds and primary school within walking distance, plus bus routes and transport links to local secondary schools and universities. Green field views to the front give a sense of rurality, while still having local shops, pubs and amenities on your doorstep.

The property boasts a contemporary finish throughout, with a welcoming living room to the front and a large kitchen diner spanning the rear of the house. Upstairs a modern main bathroom services the three double bedrooms, with the large main bedroom boasting a dedicated ensuite. The third bedroom and storage room have been reconfigured from two bedrooms to create a larger, more versatile space which could be made back into two bedrooms with relative ease. There is ample storage with the storage room off the landing, two attic spaces and a split-level garage, with an additional mezzanine floor and potential for future conversion. The well-proportioned rear garden provides a safe secure pace for children and pets, with two seating areas and a central lawn, ideal for summer entertaining.

A move in ready house on a desirable estate, with lots of space and potential for conversion, just waiting for you to add your touch and settle into your new modern home!

\*This property was originally a four bedroom before being reconfigured and has the option of reverting back if required.



## Hallway

**9'6" x 4'1" (2.92 x 1.26)**

A welcoming entrance hall with tile effect vinyl flooring and a glass-paned composite front door. There is space by the entrance for a bench seat and sideboard, a great place to leave outdoor clothing and shoes to keep the rest of the house clean and fresh. A single panel radiator is mounted beside the doorway to the kitchen diner, with a central ceiling light completing the space.

## Living Room

**13'5" x 12'2" (4.10 x 3.72)**

A well-presented living room at the front of the property benefits from a large double glazed window taking in the views of the fields opposite, with a double panel radiator below. A gas fire in a neutral surround forms the focal point of the room with space beside for an entertainment unit. There is ample space for a sofa and armchairs, plus additional storage provided by bespoke built in cabinetry in the alcove beneath the stairs. A warm and welcoming space for socialising and relaxing.

## Kitchen Diner

**16'8" x 11'1" (5.09 x 3.38)**

A large kitchen diner spans the rear of the property, with laminate flooring tying the spaces together. A contemporary grey fitted kitchen with cabinetry and work surfaces on three sides provides plenty of storage and preparation space. Appliances include a four ring Zanussi gas hob, an integrated oven and grill and an integrated fridge and freezer. An inset 1.5 sink and drainer sits beneath the double glazed window looking out to the rear garden. The kitchen also houses the Worcester boiler that was replaced in 2022 and regularly serviced. The dining area houses a six seater family dining table, with double doors out to the garden allowing the space to be opened up during the warmer months, perfect for gathering friends and family. A double panel radiator sits against the wall, with a small double glazed window on the rear aspect providing additional light and a stylish pendant light above the dining table for evening use.

## Landing

A carpeted central landing connects the bedrooms, walk in wardrobe and bathroom. There is attic access above via a drop down hatch in the ceiling.

## Bathroom

**7'8" x 6'9" (2.35 x 2.08)**

A modern three piece bathroom services the house, with white

tilled walls, grey vinyl floor and spotlights keeping the contemporary feel. The suite includes a bathtub with overhead shower, a low flush toilet, pedestal sink and heated towel rail. A frosted double glazed window provides natural light from the rear aspect.

## Bedroom 1

**14'10" x 8'11" (4.53 x 2.72)**

A well-proportioned double bedroom with ample room on the carpeted floor for a double bed, drawer unit and wardrobes. A double glazed window on the front aspect looks out to the fields opposite, providing a beautiful vista to wake up to each day. A double panel radiator is set below the window adding to the comfort of the space, with a central ceiling light and attic hatch in the ceiling. The dedicated en-suite is accessed through an internal door to the rear of the room.

## En-Suite

**8'11" x 3'10" (2.72 x 1.17)**

The main bedroom en-suite benefits from a frosted double glazed window on the rear aspect with white tiling, white painted walls and a light stone effect vinyl floor creating a bright bathroom space. Featuring a corner shower enclosure, low flush toilet and pedestal sink, with a single panel radiator beside the door.

## Bedroom 2

**11'2" x 9'6" (3.42 x 2.91)**

A carpeted double bedroom located at the back of the house with a double glazed window overlooking the rear garden. A single panel radiator is set below, with a central ceiling light above. The room is a good size, housing a double bed and bedside table with space for extra units if required. Additional storage is provided by a deep over-stair cupboard, with dual hanging rails and shelving, keeping the main sleeping space clear and clutter-free.

## Bedroom 3

**16'7" x 6'10" (5.07 x 2.09)**

A double bedroom situated at the front of the house, originally two bedrooms, has been reconfigured by the previous owner to create a large multi functional space. Perfect for use as a spacious bedroom, home office or hobby room, or partitioned to create two rooms again, it packs loads of potential. With laminate flooring, two pendant lights, two single panel radiators and two double glazed windows on the front aspect providing views of the green fields to the front.

## Storage Room

**9'5" x 3'2" (2.89 x 0.98)**

Utilising space from the original fourth bedroom, a walk in storage room sits off the landing, with a laminate floor and central ceiling light. A versatile space with plenty of storage in the form of shelves to the back of the room and an over-stair cupboard with additional shelving fitted. There is space on the floor for freestanding units, so you can tailor the space to your needs.

## Storage Cupboard

**3'3" x 1'1" (1.00 x 0.34)**

A shallow storage cupboard off the landing with built in shelving provides the perfect place to store toiletries, linen and cleaning supplies, to manage your busy home.

## Garage

A double height garage sits to the side off the property, with access from the driveway via an up and over door plus a rear wooden door from the garden. The garage space is split into two with a mezzanine above doubling the useable space with power and lighting. There is plumbing for a washing machine, great for keeping appliances outside to reduce noise within the rest of the house. A great space for a workshop, storage or as conversion into a home office or snug.

## Garden

The well-proportioned, south-facing rear garden features a paved patio directly out from the double doors of the kitchen, great for enjoying the summer sun. Beyond the patio a large lawned area is bordered by planting beds and secure fencing making it a safe space for children and pets. At the rear of the garden a pergola provides an additional shady seating spot so you can enjoy the sun throughout the day. There is rear access to the garage through a UPVC external door.

## Exterior

The front of the property boasts a block paved driveway leading to the front of the garage. A lawned garden, established bushes provide kerb appeal, with a paved pathway and stone steps leading to the front door.

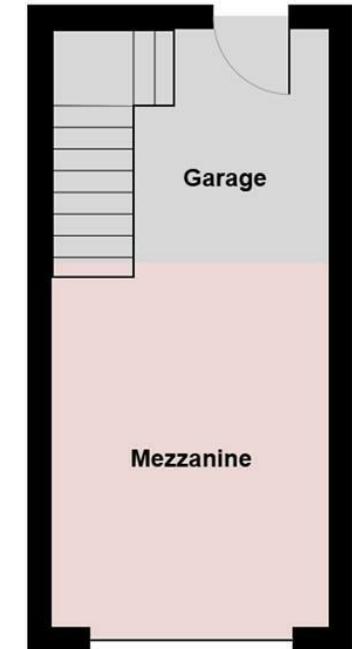
## Additional Information

Freehold. Council Tax Band C. Boiler replaced in 2022. EPC Rating C.

\*This property was originally a four bedroom before being reconfigured and has the option of reverting back if required.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		83
81-91	B		
69-80	C	72	
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

# Your Award Winning Houseclub

