



13 Makinsons Row, Galgate, Lancaster, LA2 0JU

A charming, recently renovated two bedroom terraced home in Galgate. Perfect for first time buyers, young couples and retirees, or as a buy to let investment, the property is in a convenient central location within walking distance of local schools, shops and eateries. Excellent transport links make it the perfect hub for commuters, with direct access to Lancaster, surrounding villages and the M6 motorway.

The house boasts a spacious living room as you enter, with a wood burner set in a grand stone hearth, the perfect place to relax and entertain. An updated kitchen, at the rear of the house has a modern finish and new appliances, with plenty of storage space. Upstairs a bright, well-presented bathroom and two double bedrooms, give you plenty of space to make your own. With both front and rear gardens, you can enjoy the warmer weather in your own private oasis, or host friends and family for summer gatherings.

The property has been recently updated with new carpets, a new oven, new washing machine and a brand new boiler, and decorated throughout, so you can move in without any stress or work to do. The house is offered with no onward chain and is just waiting for you to add your mark and settle into your beautiful new home!



Front Garden

The well-presented front garden provides a fitting entranceway to the property, with stone steps leading down from the front gate bordered by raised planting beds. A gravel seating area spans the front of the house, meaning you can soak up the sun outside the UPVC front door. The garden is fenced on all sides, freshly painted in a tasteful sage green colour adding to the kerb appeal of the home and making it safe and secure for children and pets. Quiet and private, you'll forget you're a stones throw from the village shops, schools and pubs.

Ground Floor

Living Room

13'10" x 11'10" (4.23 x 3.61)

The well-proportioned living room provides the perfect place for entertaining and relaxing. A wood burner set in an impressive stone hearth forms the focal point of the room, with alcoves either side being utilised for storage with shelving and a fitted cupboard. There is ample space for multiple seating options and units on the newly carpeted floor so you can tailor the space to fit your lifestyle.

Kitchen

9'7" x 8'0" (2.93 x 2.46)

The contemporary kitchen features a four ring Hotpoint induction hob with a newly installed integrated oven below, a new washing machine and a sink and drainer. A brand new Ideal Esprit eco boiler has been fitted in March 2025, with a five year guarantee, giving you peace of mind that your new home will be warm and welcoming all year round. Well-presented, it features white ceramic floor tiling and a white laminate work surface with cabinetry above and below providing plenty of storage. A double panel radiator sits beside the staircase with a central ceiling light above. An external glass paned door leads out to the paved patio in the low maintenance rear garden.

Understair Cupboard

5'11" x 2'5" (1.81 x 0.74)

A deep understair cupboard provides valuable storage space for household gadgets and outdoor clothing to keep the home tidy and clutter free. With a pendant light and plug socket, it's a versatile space whether for charging vacuums or storing cleaning supplies.

First Floor

Landing

5'9" x 4'9" (1.77 x 1.45)

A carpeted landing connects the bedrooms and bathroom, with a small attic access hatch above.

Bathroom

7'8" x 4'10" (2.35 x 1.48)

Accessed by a sliding door from the landing, the well-presented three piece bathroom including a low flush toilet, pedestal sink and a bathtub with overhead shower. Vinyl tile affect flooring complements the warm neutral wall tiling to create an inviting bathroom. The space is filled with light from a frosted double glazed window on the front aspect, with a glass brick wall by the bath and a central ceiling light for use in the evenings. A double panel radiator sits beside the entrance, with an extractor fan in the ceiling.

Bedroom 1

11'0" x 7'5" (3.36 x 2.27)

A double bedroom at the front of the property boasts a double glazed window on the front aspect taking in views of trees and hedgerows beyond the front garden. The laminate floor provides ample space for a double bed and units so you can create your ideal bedroom. The room has been freshly decorated with white painted walls and ceiling. A double panel radiator sits beside the entrance to create a warm and welcoming sleeping space.

Bedroom 2

9'4" x 9'4" (2.86 x 2.86)

A carpeted double bedroom at the rear of the property features a double glazed window looking out over the back garden. With a double panel radiator beside the door, a central ceiling light and two double sockets, you can design the room to fit your needs.

External

Back Garden

Accessed by a rear door from the kitchen, the rear garden provides a private outdoor area to enjoy the warmer weather. A paved patio directly behind the property provides space for seating, with a wooden shed for storage and planting beds for

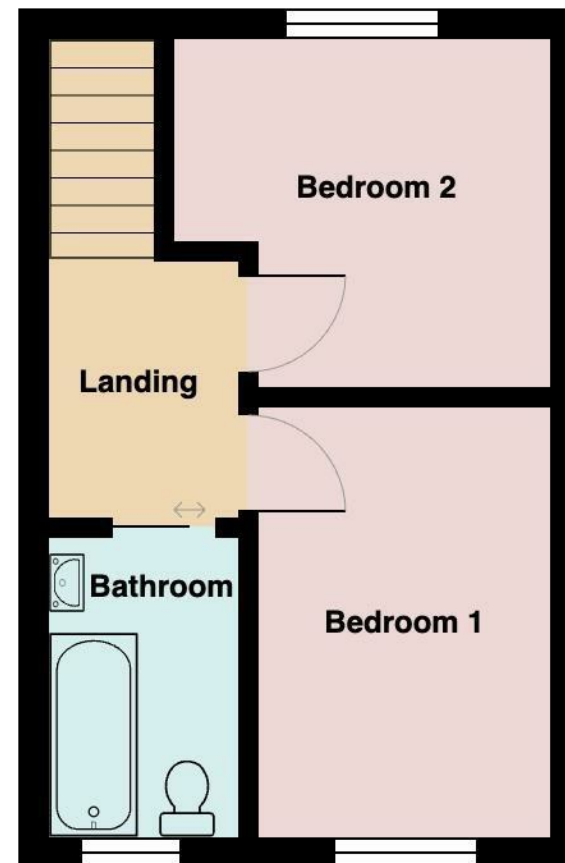
avid gardeners to enjoy spending long summer afternoons. Established trees offer privacy from neighbours, with fencing on all sides, it's a lovely low maintenance oasis for you to design to your taste.

Additional Information

Freehold. Council Tax Band A.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	70	
(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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