





Inside The Home

Entered via a modern composite double glazed door, a bright and spacious Entrance Hall awaits. With a handy built-in storage cupboard and access to a loft space via a drop-down ladder, providing exciting potential for further development (subject to relevant planning permissions).

A well-proportioned Living Room sits at the front of the home, centred around a multi-fuel stove. Installed approximately four years ago, this provides the perfect backdrop for cosy nights in with loved ones. Feature wooden panel detailing and a large UPVC double glazed window overlooking the front of the home, this fabulous true bungalow benefits from three double Bedrooms providing plenty of space for any growing family. A modern three-piece Bathroom suite can be found centrally located within the home, with a large P shaped bath and a dual shower featuring a waterfall shower head. The perfect place to rest and relax in style after a busy day.

Proceeding through the spacious home, you lead into an immaculately presented Breakfast Kitchen, appointed with a stunning Andersons LochAnna kitchen. This room has been meticulously designed with simplicity and storage in mind. Fitted with a range of integrated appliances including a five ring Neff induction hob, with an extractor above and a high-rise hide and slide Neff oven, as well as a Hotpoint dishwasher. No expense has been spared in the area of the home with intricate finishes, including House of Stone quartz tops, Kardean flooring and stylish downlighters to name a few.

Extended in 2021 to provide this wonderful home with an exceptional second reception room, this versatile room glows in natural light. Two large Velux double glazed windows as well as large UPVC double glazed sliding doors allowing ample light to bathe this area of the home. A handy side entrance door, provides access to the Driveway. Completing the home, an Andersons Utility Room can be found, fitted with a range of high gloss wall and base units with a handy sink area, and space for a freestanding fridge freezer. With plumbing for a washing machine and space for a tumble dryer, this handy room provides ample additional storage.

This beautiful property has received a total overhaul since its

purchase by the current vendors. From being extended in 2021, a new Kitchen, Utility Room and Bathroom, nearly all bases have been covered meaning you can move with ease knowing all works have been completed to a high standard.

Let's Take A Closer Look At The Area

Located in the South Lancaster village of Galgate, this beautiful village was once a thriving silk industry, with many of the original factory's still standing proud today. An attractive marina gives the village a wonderful quintessential English charm, as well as the variety of local shops and a vibrant village community hall. Excellent transport links can also be found, with local bus services providing access in and around the city of Lancaster, with a West Coast mainline train station as well as Junction 33 of the M6 motorway a 5 minute drive away. With a host of doctors surgeries, dentists and pharmacies located in Lancaster, this property is well connected, and benefits from a village primary school and access to a range of excellent local high schools.

Let's Step Outside

To the front of the property, a large tarmac driveway provides off road parking for at least 6 vehicles. Whether you are looking for somewhere to house a motorhome, caravan or for those who run a business and need additional parking, this bungalow offers this in abundance. To the side of the home, a detached garage awaits, with light and power providing a safe and secure storage area. To the rear of the home, a beautifully presented rear garden can be found, with a range of raised panted borders. Sit back and enjoy a morning coffee or invite loved ones for a BBQ on a warm summers day. This safe and secure area is also perfect for those with little ones, as it allows ample space to allow them to explore and play. Superb.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA709052.

Council Tax

This home is Band D under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 115.7 m² ... 1245 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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