





### **The accommodation**

This extensively refurbished cottage really does offer the perfectly balance between new and old and between style and substance. Sitting on an established terrace and with outstanding period features such as the stone internal walls, the modern twist provides the perfect complementary balance. You enter the relatively spacious lounge which leads into a brand new contemporary kitchen with wall and base units with laminate work top surfaces, a single stainless steel sink and drainer and an electric oven and hob with overhead extractor. Upstairs is a lovely master bedroom, a sleek and stylish three piece brand new bathroom suite and a smaller second bedroom / office. Additional improvements include new double glazed windows at the rear and new internal doors.

### **Lets look outside..**

The property boasts an external storage outhouse directly off the back of the house which can provide reasonable storage or indeed space to host a washing machine / tumble dryer. An additional, stone storage outhouse is visible across the lawn, yours being the one on the right with the new roof. Your property has the small courtyard area and flower bed from the back door and the lawned area is communal between those in the terrace. A great space to enjoy on a sunny summers day.

### **The location**

Galgate is a thriving village just a few miles south of Lancaster, known for its community atmosphere, access to countryside, and strong transport links. The property is particularly well-placed, within walking distance of village amenities. The village offers a range of everyday essentials including a primary school, local shop, post office, pubs, and cafes, with a medical centre close by. The area is also very close to Lancaster University, just a short drive or cycle away, making it a practical choice for those who need access to their facilities, for work or for play.

For commuters, the M6 motorway is easily accessible offering straightforward connections to Preston, Manchester and further afield. Lancaster city centre is around 10 minutes by car or 15 by bus, offering a wider range of shops, services and railway links. Outdoor enthusiasts benefit from nearby

access to the Forest of Bowland (an Area of Outstanding Natural Beauty) and the Lune Valley, while the coast is less than 30 minutes away, great for weekend adventuring. With a friendly local community, peaceful setting, and a mix of rural and urban convenience, Galgate appeals to families, professionals, and retirees alike.

### **The situation**

The property is being sold chain free. The bed and side cabinets in the bedroom are included.

### **Services**

The property is serviced by mains gas, the Worcester central heating boiler being positioned in bedroom two. There is also mains electricity, mains water and mains drainage.

### **Tenure**

The property is Freehold with title number LA583443.

### **Council Tax**

Band A via Lancaster City Council.

### **Viewings**

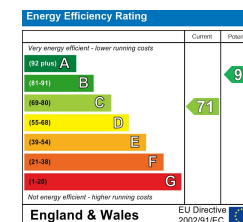
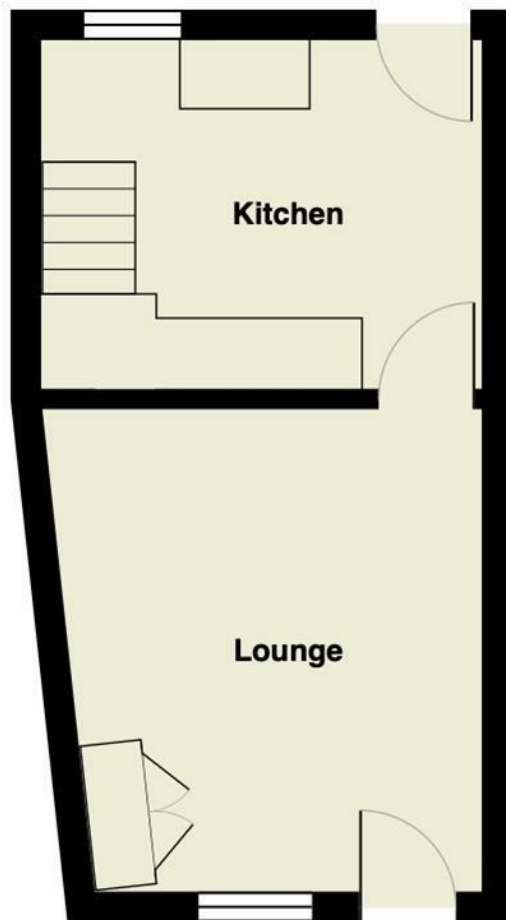
Strictly by appointment with Houseclub Estate Agents.

### **Energy Performance Certificate.**

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