





Inside The Home

To the front of the property, a UPVC double glazed Entrance Porch welcomes you into this spacious home. Leading into a small entrance, this leads into a warm and inviting Living Room, fitted with a feature multi-fuel stove. The perfect place to sit back and enjoy a movie on a winters eve. This leads directly into a spacious kitchen, fitted with a range of handy storage cupboards, as well as appliances including a four ring hob, cooker and extractor, with space for a fridge freezer and plumbing for a dishwasher. With ample work surface space and a beautifully spacious Dining Room, invite the whole family for dinner. The Dining area showcases views across the rear fields providing an open outlook. With access to a handy covered Carport/Utility area, with ere is plumbing for a washing machine and space for a tumble dryer.

To the first floor, two generous double bedrooms can be found as well as a three piece bathroom suite. With open views to the rear, sit back and watch the ever changing landscapes from the warmth and comfort of your home.

Whilst the property requires TLC in areas, this wonderful home provides an excellent starting point for those looking to get their first step on the property ladder. With generous rooms throughout, there is also ample scope to extend the property (subject to planning approval) to create a larger family home, with two of the neighbouring properties doing just that.

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, 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, off road parking for one car can be found on a private driveway. A low maintenance flagged garden can be found, which could easily be transformed to create more off road parking. This leads to an attach Carport/Utility area, and provides direct access to the rear garden, where a tiered laid to lawn garden can be found. A raised decking area provides the perfect backdrop for alfresco dining, whilst the laid to lawn garden provides ample space for allowing little ones to run and play. With a secure wooden shed, and open views across the surrounding Lancashire countryside, sit back and enjoy a good book, on a warm summers day.

Services

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

Tenure

The property is Freehold.

Council Tax

This home is Band B under Lancaster City Council.

Viewings

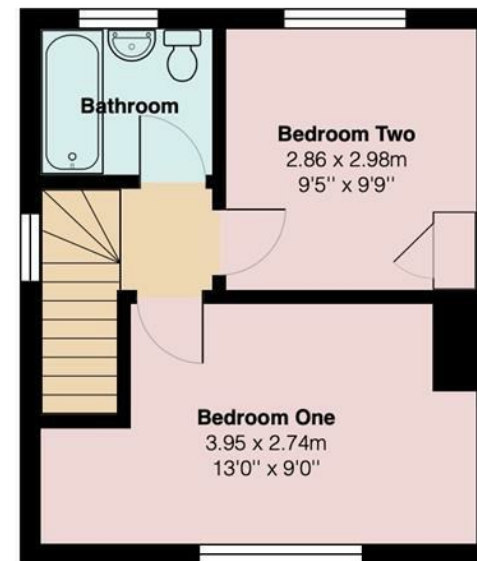
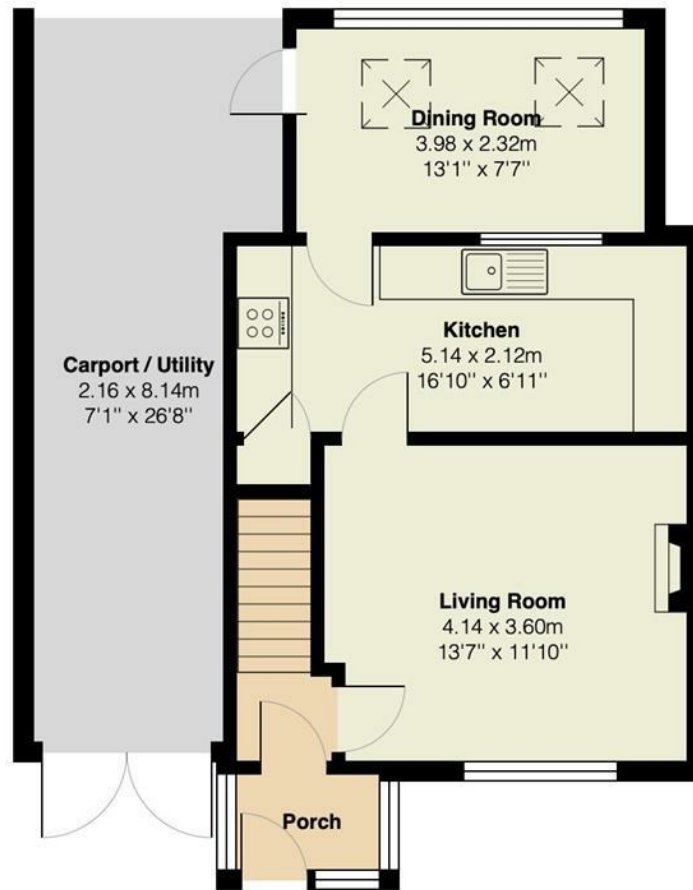
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 71.4 m² ... 768 ft² (excluding carport / utility)

Energy Efficiency Rating		
	Current	Possible
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	70	77
EU Directive 2002/91/EC		

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