





The accommodation

Accessible from the front elevation and into a welcoming entrance porch, the spacious and well appointed lounge leads into a modern fitted kitchen. The rear lobby with storage and housing the gas central heating boiler, leads through to the white three piece bathroom suite, comprising a low flush WC, a pedestal wash hand basin and a panel bath with an overhead fitted shower. The first floor hosts two well proportioned bedrooms, the master of which boasts a gorgeous stripped wooden floor.

Let's look outside

The charming cottage has a flagged rear yard with gated access and decorative shrub borders.

The location

Located in the popular village of Galgate with its attractive marina as well as a variety of local shops and a vibrant village community hall. Excellent transport links can be found, with local bus services providing access in and around the city of Lancaster and Junction 33 of the M6 motorway a 5 minute drive away offering easy access to a host of neighboring major towns and cities for the working professional.. Galgate also benefits from a village primary school and access to a range of excellent local high schools as well as some beautiful rural walks. Further afar the market town of Garstang offers a lovely day out and more amenities and Preston is the next junction down on the M6.

The situation

The property is being sold with vacant possession and no onward chain.

Services

The property has mains gas, mains electricity mains water and drainage.

Tenure

The property is Freehold with title number LA940726.

Council Tax

Band A via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

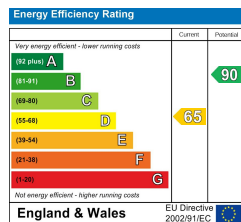
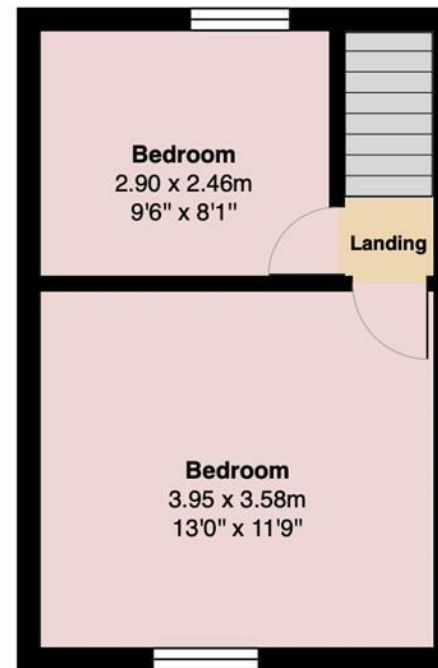
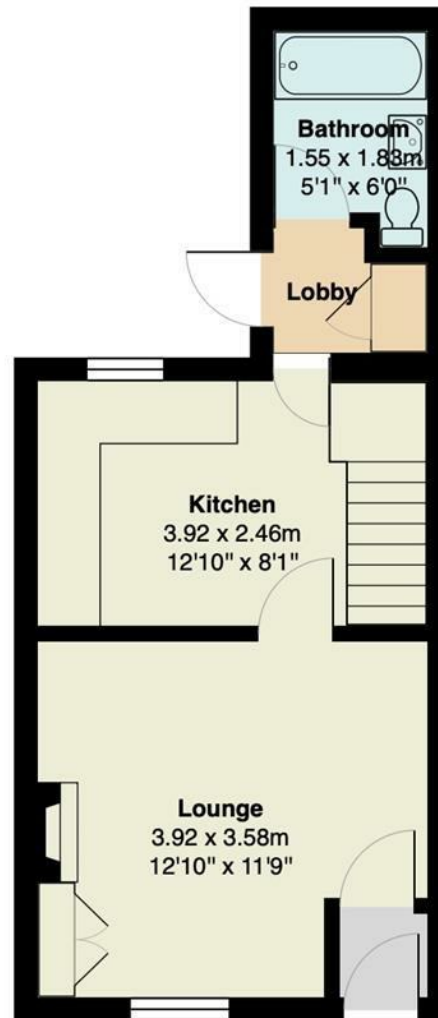
Energy Performance Certificate

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

Available online or by contacting our sales office for more information.







England & Wales EU Directive 2002/91/EC

Your Award Winning Houseclub

