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ESTATE AGENCY

44 Chapel Street, Galgate, Lancaster, LA2 0JR

£150,000

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Inside The Home

This mid-terrace property offers well-proportioned accommodation throughout, including two double bedrooms and an additional versatile room to the ground floor. Entry is via a double-glazed uPVC door into a spacious and welcoming lounge, featuring recently installed wooden storage. To the rear, the kitchen provides a generous layout with ample space to accommodate a compact dining table, making it ideal for everyday living.

The ground floor also benefits from a versatile additional room, currently utilised as a home office, along with a convenient shower room comprising a shower, wash basin, and WC. This space offers excellent potential and could easily be adapted into a utility room if preferred.

To the first floor, there are two well-sized double bedrooms and a newly fitted, modern family bathroom, complete with a three-piece suite and overhead shower. The principal bedroom has been recently decorated in a stylish Moroccan-inspired design, while the second bedroom presents an opportunity for buyers to add their own finishing touches, as you'll see from the photos the exterior wall in the second bedroom is bare brick, the current owners were allowing the wall to breathe due to damp issues.

Externally, the property continues to impress with a loft space that is boarded, insulated, and accessible via pull-down ladders, offering further useful storage or potential for additional use.

The home has seen significant recent improvements, including a two-year-old boiler with annual servicing, re-plastering, redecoration, and new flooring and carpets throughout. The roof has also been renewed, with chimney flashing replaced. This home is ready to move into while still offering scope for personalisation. Ideal for first-time buyers, families, or investors alike.

Let's Take A Closer Look At The Area

Galgate is a much-loved village. Families will appreciate the excellent primary school, local play areas, and the friendly village atmosphere. For daily essentials, there are convenience stores, pubs, and amenities all within walking distance, while Lancaster city centre is just a short drive away, providing a nice array of shops, restaurants, and cultural attractions. Commuters are well served too, with excellent transport links – the M6 motorway is easily accessible, and Lancaster train station offers fast connections further afield via the West Coast Mainline. The village also benefits from its close proximity to Lancaster University, making it a desirable spot for staff, students, and families alike.

Let's Step Outside

The property boasts off street parking which can be found to the rear of the property. There is a rear garden which is mostly laid to lawn, secured by fencing which was replaced two years and a gate. Directly outside of the property there is a paved area perfect for entertaining, enjoying the sunshine or reading a book with a morning brew.

Services

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

Tenure

The property is Freehold. Title number: LA735003

Council Tax Band

This home is Band A 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.

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

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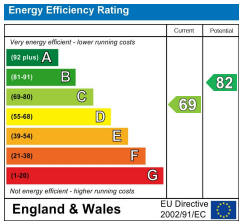

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