



2 Vernon Crescent
Galgate | Lancaster | LA2 0LX

MATTHEWS
BENJAMIN



2 VERNON CRESCENT

GALGATE

This semi-detached two bedroom property is an ideal starter or down-sizing house; with big picture windows it is lovely and light and has well-proportioned rooms and is in good decorative order with gas fired central heating and PVC double glazing. Outside there are generous gardens and off-road parking.

Ready to move into the neutral decoration and floor coverings ensure broad appeal, the internal doors are panelled pine (with internal part glazed doors downstairs) as are the skirtings boards and architraves. Accommodation comprises an entrance vestibule leading into a sitting room where the focal point is an attractive teak mantelpiece around a living flame gas fire. A door leads to the kitchen with an extensive range of base and wall cabinets, the Hotpoint electric oven is included in the sale and has a fan over, there is space for a fridge freezer and also plumbing for a washing machine.

To the first floor is a landing off which are two double bedrooms and a house bathroom. The bathroom has a white suite with a wash basin, loo and an electric Mira shower over the bath.

The house offers good storage capacity with a cupboard under the stairs accessible from the sitting room, built in storage space in both bedrooms and a boarded loft with light.

To the front of the house a hedge provides privacy for the sitting room and front garden which has been paved to be easy to maintain. To the side is driveway parking for two cars with gated access to the rear garden which is fenced making it private when sitting out. This garden is simply lawned and offers opportunities for future owners to create a seating area and beds for planting. Neighbouring properties have garages, sheds and greenhouses in their gardens which gives an idea of the potential.





LOCATION

Galgate offers the benefits of a village location with great connectivity; access to the M6 is around a mile away at Junction 33 and there is a station at Lancaster on the main West Coast line. It's handy for those looking to commute to Lancaster (just under 4 miles distant) or the university, to Garstang (around 7 miles) or Preston (a drive of under 19 miles).

For buyers with children, there's a primary school in the village and one in Dolphinholme too. Secondary schools are in Lancaster and Garstang. An added advantage is that the house is handy for bus routes if you wanted to live without a car.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode

DIRECTIONS

what3words router.ambient.inflating

Use the postcode **LA2 0LX** on Sat Nav with reference to the directions below:

Approaching from Lancaster, at the crossroads and traffic lights in the middle of the village, turn right onto Salford Road and proceed under the railway bridge. Turn first left onto Vernon Park and then first left again as Vernon Park continues. The T junction at the end is Vernon Crescent. No. 2 is straight ahead.







SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a Remeha combi boiler in the kitchen.

BROADBAND

Superfast speed available from Openreach of 80 Mbps download and for uploading 20 Mbps. Mobile Indoor: EE, O2 and Vodaphone for both Voice and Data. There is no service for Three.

Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

TENURE

Freehold

INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as described.

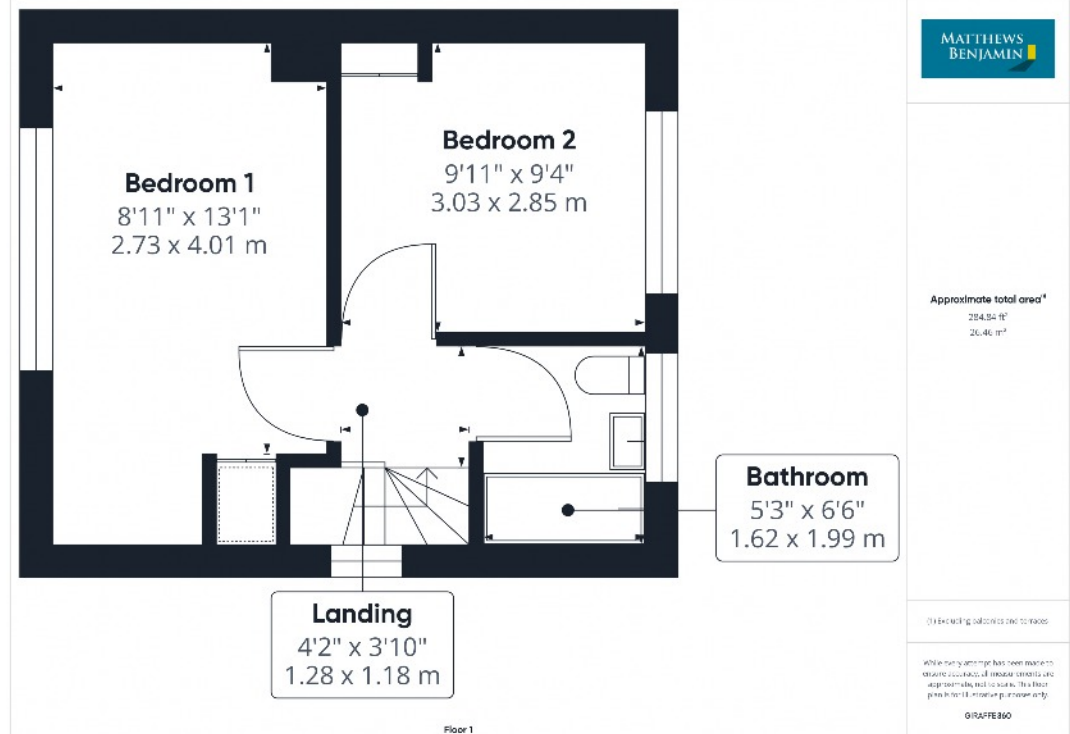
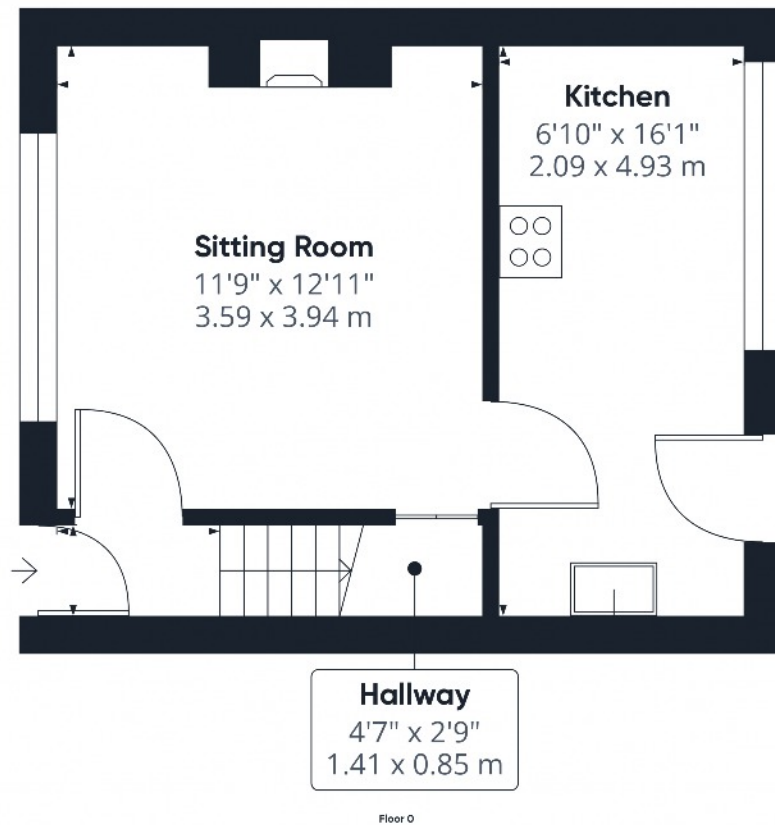
LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band B

GUIDE PRICE

£175,000

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 49-54 | E | | |
| 35-38 | F | | |
| 1-20 | G | | |



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

19 Castle Hill, Lancaster, LA1 1YN
 t 01524 384960
 e sales@matthewsbenjamin.co.uk

