

5, Highland Brow, Galgate, Lancaster, LA2 0NF



£235,000

Spacious Three Bedroom Family Home with Generous Gardens

Positioned on a generous corner plot in a popular residential area, this well-presented three-bedroom link-terraced home offers a superb opportunity for a growing family.

The ground floor offers a spacious and flexible layout, featuring a bright lounge, generous kitchen diner, and a conservatory overlooking the garden. There's also a utility room, an additional reception room perfect for a home office or playroom and a W.C.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property boasts a substantial front garden, a large rear garden with two storage sheds, a garage and a driveway with ample parking for multiple vehicles.

Set within easy reach of local amenities, schools, and transport links, this is a fantastic opportunity to secure a spacious home in a sought-after location, with so much potential!

Lounge



Carpeted, large radiator, double glazed doors to conservatory.

Kitchen/Dining Room



Part laminate floor, part vinyl tiled

floor, matching wall and base units with space and plumbing for under counter washer and freezer, tiled backsplash, freestanding gas hob and oven, space for freestanding fridge/freezer, large double glazed window to rear, double glazed window to front, stairs to first floor, tiled mantle with space for log burning stove, Baxi combi boiler, large radiator.

Bedroom Four/Office



Laminate flooring, large double glazed window to front, radiator.

Conservatory



Laminate flooring, large double glazed windows, double glazed patio doors to garden, radiator, polycarbonate gable roof.

Utility Room



Vinyl tiled floor, wall and base storage units with integrated under counter freezer, french doors to garden, double glazed door to front garden.

W.C.



Partially tiled walls, tiled floor, double glazed window to front, wash hand basin and W.C.

First Floor Hallway

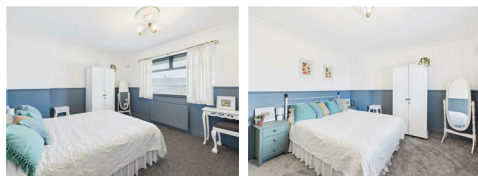
Carpeted, double glazed window to front, loft access.

Bedroom One



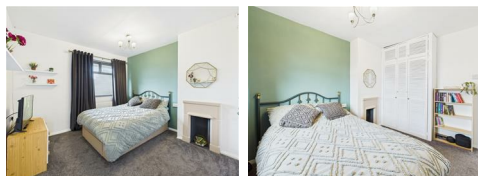
Double bedroom, carpeted, radiator, double glazed window to front.

Bedroom Two



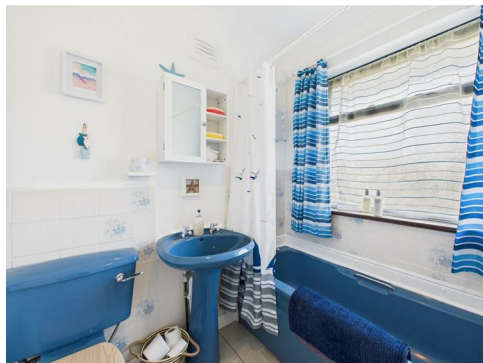
Large double bedroom, carpeted, radiator, large double glazed window to rear, fitted wardrobes, decorative mantle piece.

Bedroom Three



Large double bedroom, carpeted, radiator, large double glazed window to rear.

Bathroom



Vinyl tiled floor, partially tiled walls, three piece blue bathroom suite, electric overhead shower, radiator, double glazed window to front.

Garage

Power and lighting, door to garden.

Outside

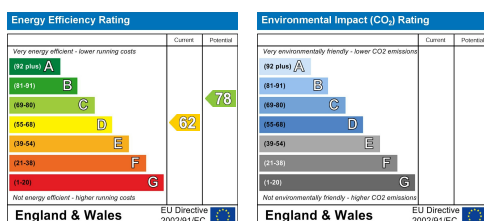


Large front garden with spacious lawns, driveway for multiple cars. Rear garden with two storage sheds, gravelled seating areas, lawn area, access to garage.

Useful Information

Tenure Freehold

Council Tax Band (B) - £1,841.18





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1326 ft²
123 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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