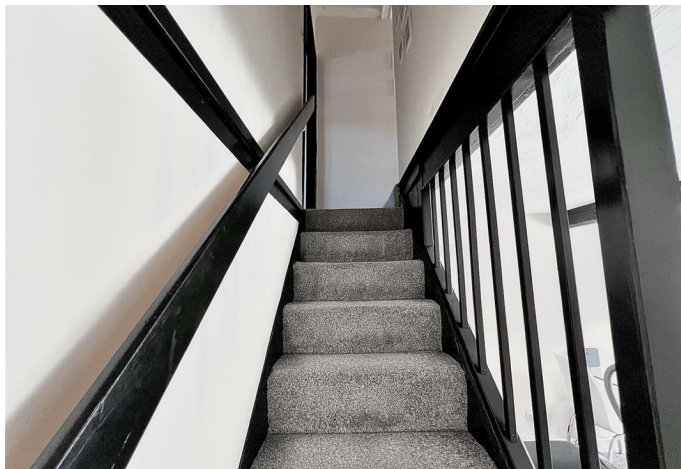




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#### 4 Salford Road, Galgate, Lancaster, Lancashire, LA2 0LL

Boasting the perfect blend of character features with contemporary finishes and providing an ideal opportunity for a first time buyer, is this impressive two bedroom mid-terraced cottage in the popular village of Galgate. Offered as part of a shared ownership scheme, the property is being marketed as a 50% share allowing it to be even more accessible for first time home owners to make that important step onto the property ladder. Ready to move in, the charming property briefly comprises on the ground floor of an entrance hall, an inviting lounge / diner complete with feature fire place and a modern fitted kitchen. To the first floor are two good sized double bedrooms and a spacious three piece bathroom suite. Externally, the characterful home provides a pleasant front garden that allows the cottage to sit back from the road, whilst also boasting a shared yard to the rear with outbuilding and a divorced private garden. The convenient location of the property enables easy access onto the M6 motorway, as well direct access into Lancaster city centre with its wide range of amenities including shops, schools, the highly regarded University of Lancaster, a mainline railway station and the Royal Lancaster Infirmary. Galgate itself is a thriving village with excellent nursery and primary school provision, doctors surgery, pharmacy, pub and basic shopping facilities. The cottage also lies within a short distance of Lancaster canal that provides pleasant walks with countryside surroundings.



### **Entrance Hall**

**3'5" by 2'9" (1.06 by 0.85)**

### **Lounge Diner**

**15'8" by 10'7" (maximum measurements) (4.8 by 3.23 (maximum measurements))**

Feature fireplace with potential for a working fire, feature exposed ceiling beams, double glazed window to front aspect, double panel radiator, electricity points, a ceiling light point and stairs to the first floor.

### **Kitchen**

**10'9" by 10'11" (3.28 by 3.34)**

Modern fitted kitchen with a range of base and wall mounted units, four ring ceramic hob, integral fan oven, plumbing for washing machine, integral fridge, sink and drainer unit. Door leading out to rear yard and garden, double glazed window to rear aspect, double radiator and ceiling spot lighting. Access to large under stairs storage cupboard.

### **First Floor**

#### **Bedroom One**

**10'7" by 8'8" (3.23 by 2.65)**

Double bedroom, double glazed window to front aspect, double radiator, electricity points and ceiling light.

#### **Bedroom Two**

**10'9" by 8'2" (3.3 by 2.49)**

Doubled bedroom, double glazed window rear aspect, double radiator, electricity points and ceiling light.

### **Bathroom**

**6'10" by 7'10" (2.1 by 2.41)**

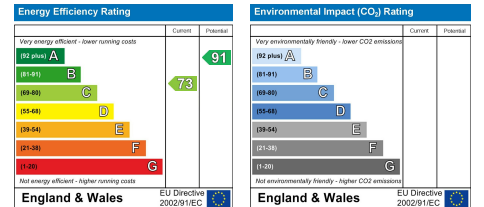
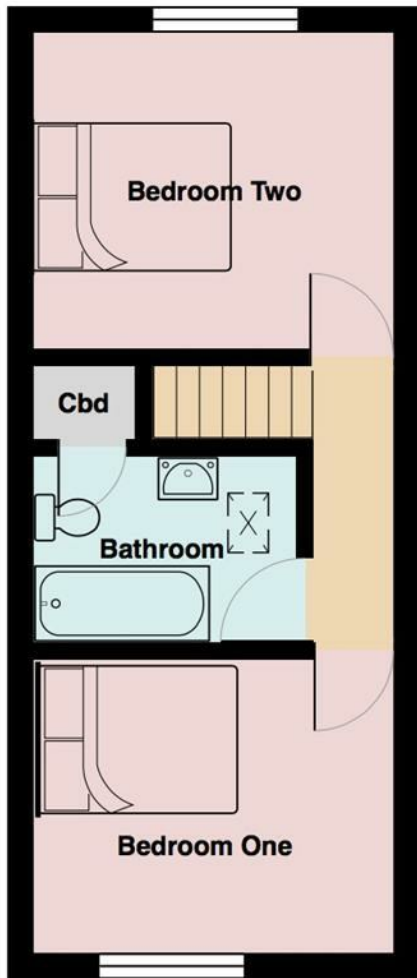
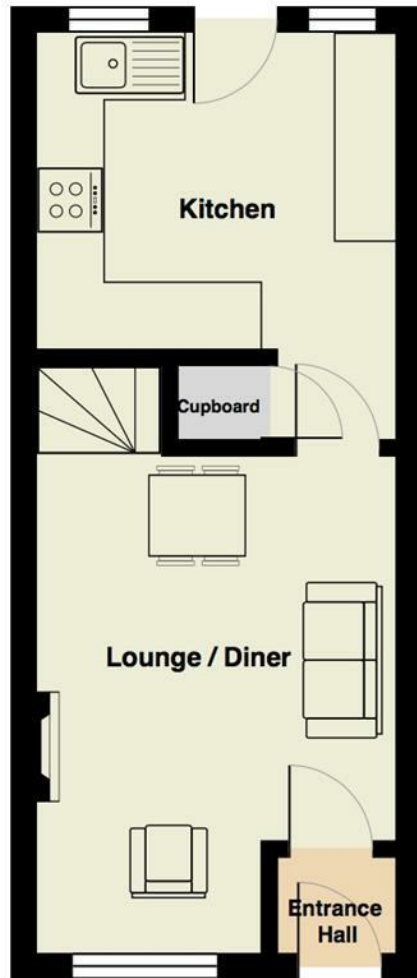
Three piece suite comprising a panel bath with shower over, low flush WC and pedestal wash hand basin, Velux window, access to large over stairs storage cupboard housing the updated gas central heating boiler, double radiator, ceiling down lighting.

### **Externally**

A shared rear yard with a storage out building. Access leading to a raised private lawned garden with plenty of room for potted plants and table and chairs.







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