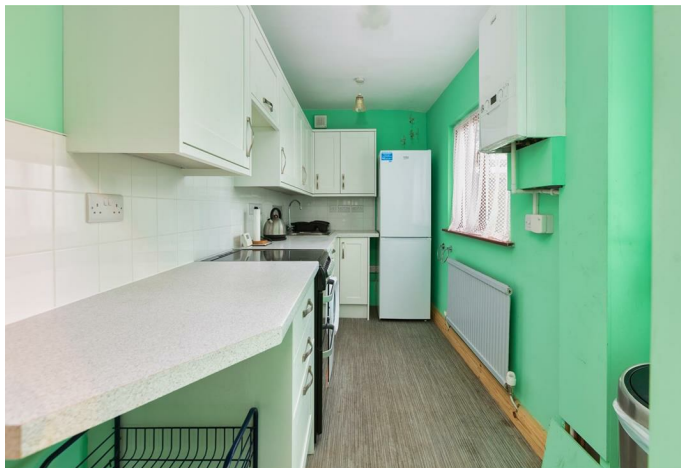




35 Main Road, Galgate, Lancaster, LA2 0JW

A newly renovated four bedroom property in Galgate, with excellent transport links to the University, Lancaster City Centre and the motorway, making it the perfect home for students, first time buyers and commuters.

Spread across three floors, with two reception rooms and the kitchen on the ground floor. The top two floors feature a new modern family bathroom and four versatile, newly carpeted bedrooms. It is ready to move into a make into your new home!



Hallway

10'11" x 2'11" (3.33 x 0.89)

A carpeted porch and hallway creates a welcoming entrance way, with a single panel radiator and access to the two ground floor reception rooms and the stairs up to the bedrooms.

Reception 1

11'11" x 10'4" (3.65 x 3.16)

A bright reception room with a double glazed window out to the front garden, a double panel radiator on the back wall, with two side lights and a picture rail around the perimeter of the room. There is ample space for seating, and a carpeted floor, to create an inviting entertaining space.

Reception 2

14'0" x 7'7" (4.29 x 2.33)

A versatile central reception room that would make a fantastic snug or home office. There is an electric fireplace and a large alcove beneath the stairs suitable for seating or storage. A double glazed window looks out onto the back garden with a radiator beneath.

Kitchen

12'2" x 5'5" (3.73 x 1.66)

A newly fitted kitchen including new units, a sleek electric hob and oven, a double sink and drainer, and electric and utility points for appliances. Accessed via an internal frosted glass door, with a large double glazed window and external UPVC door leading out into the garden.

Bathroom

7'10" x 6'2" (2.39 x 1.89)

A sleek, modern bathroom with a new white suite including a low flush WC, sink unit, inset alcove shelving and a contemporary combined shower bath. Grey tiling surrounds the shower, sink and toilet, with vinyl flooring completing the clean feel.

Bedroom 1

12'5" x 8'11" (3.81 x 2.74)

A double bedroom sits at the front of the house with a large double glazed window out to the front. There are built in wardrobes with sliding doors, brand new carpets and a double radiator creating a practical and warm sleeping space.

Bedroom 2

13'1" x 7'6" (4.01 x 2.29)

A compact, newly carpeted bedroom on the first floor features a single panel radiator beneath a large double glazed window out to the rear of the property. It would make a fantastic nursery or child's bedroom.

Bedroom 3

13'6" x 11'3" (4.14 x 3.44)

A double bedroom with a partially sloped ceiling sits on the top floor of the house, with freshly laid carpet creating a warm feel. With a low level double glazed window looking out to the front, a ceiling light and plug sockets, this room can be configured to your needs to create a cosy bedroom.

Bedroom 4

14'1" x 7'8" (4.31 x 2.34)

A second double bedroom with a partially sloped ceiling sits on the top floor of the house. It features a floor level double glazed window, brand new carpets and electric points for a versatile bedroom set up.

Garden

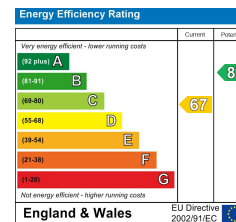
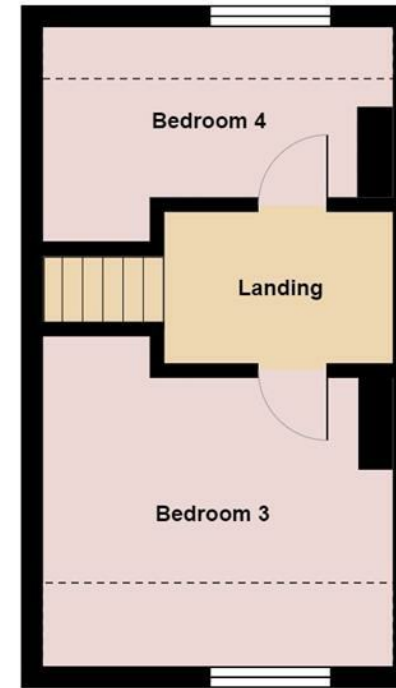
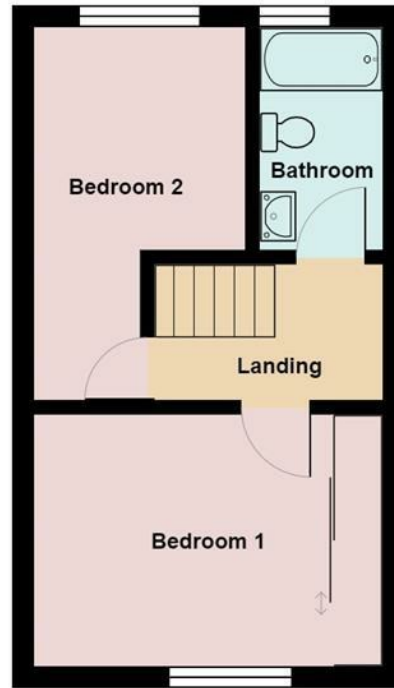
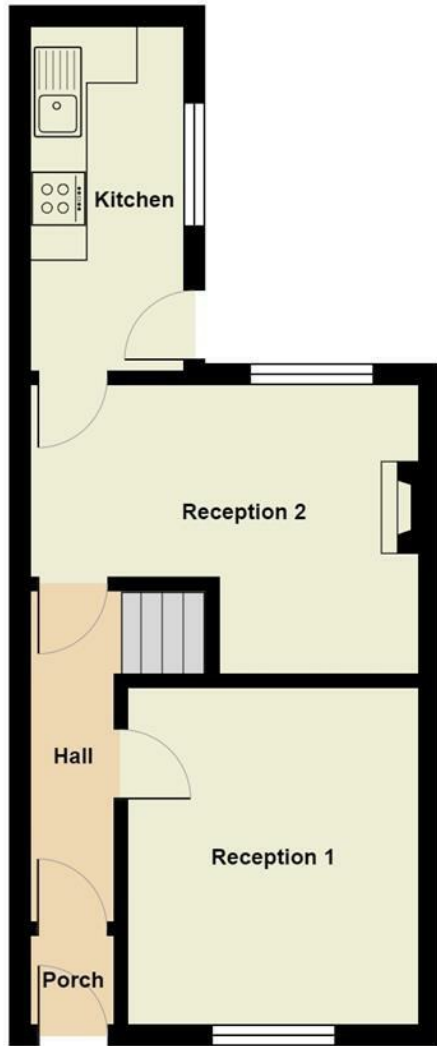
A small garden located at the back of the property has space for planting and seating, with a rear access gate leading to the alley behind. There is a small front garden with space for plants and bushes to add kerb appeal and provide privacy.

Location

Located on Main Road in Galgate, with easy access to local shops, pubs and eateries. There are excellent transport links to the motorway and into Lancaster City Centre, with a local bus route directly to the University.







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