



63 Vernon Crescent, Galgate, Lancaster, LA2 0LX

A beautifully presented two bedroom home on a quiet residential street in the village of Galgate. With easy access to the local shops, Lancaster university, Lancaster city centre and the M6 motorway this property provides the perfect base for busy family life and commuting.

With a stunning interior featuring a spacious living room, a large open plan kitchen diner that can be opened up to the outdoor space, this property is ideal for gathering family and friends whatever the weather. Upstairs, two well-proportioned bedrooms and a contemporary family bathroom make this the ideal house for couples and young families. The large detached garage offers a great space for storing vehicles, or as use as a workshop or home gym. You have all the space you need to enjoy luxurious contemporary living with quaint village life in one.

This property is ready to move into and start your new chapter in a well designed, thoughtfully reconfigured and beautifully decorated new home.



Living Room

16'1" x 11'6" (4.91 x 3.51)

A spacious living room sits at the front of the property, with access through the external UPVC door. There is a large double glazed window proving lots of natural light, with the neutral walls, double panel radiator and warm wood laminate flooring creating a modern and welcoming relaxation space. A wood burner sits in the exposed brick fireplace and forms the focal point of the room, with ample space for a large corner sofa and storage units.

Kitchen Diner

16'8" x 16'1" (5.09 x 4.91)

A large kitchen diner sits at the rear of the property, with a large skylight and double glazed window to the side, plus spotlights throughout providing plenty of light. The kitchen includes an integrated oven, four ring gas hob, sink with drainer and space for a fridge and washing machine between the sleek white units. A solid wood worktop ties into the oak flooring that flows through into the dining area. There is ample space in the extension for a family dining table, seating and storage units, a great space for families to enjoy time together. Double glass doors lead out to the rear garden and can be opened up for summer entertaining.

Landing

6'5" x 4'0" (1.98 x 1.22)

The carpeted landing benefits from a double glazed window to the side of the stairs and a ceiling light, plus a neutral colour palette, making the space feel bright and airy.

Bathroom

5'4" x 4'0" (1.65 x 1.22)

The main bathroom sits off the landing, with a large frosted double glazed window on the rear aspect. The suite includes a low flush toilet, sink with storage, an heated towel rail and a modern bathtub with overhead shower. Three of the walls are clad in shower board and sealed to the ceiling, with tile effect vinyl flooring underfoot and a central ceiling light completing the contemporary bathroom.

Bedroom 1

16'0" x 7'5" (4.89 x 2.27)

A well-proportioned master bedroom sits at the front of the property, benefitting from a large double glazed window that fills the room with light. A long double panel radiator sits above the carpeted floor with a central ceiling light above.

There is ample space for a double bed and storage solutions, utilising the space in the alcove and an inbuilt cupboard with hanging space above the stairwell. Neutral walls add to the warm modern feel to create a comfortable sleeping space.

Bedroom 2

9'9" x 7'8" (2.98 x 2.34)

A double bedroom sits at the rear of the property, with laminate flooring and built in wardrobes and airing closet providing ample storage space. A large double glazed window looks out over the back garden, with a double panel radiator situated below. A great bedroom that would make equally make a home office, hobby room or nursery. There is overhead access to the attic via a drop down hatch.

Attic

A boarded attic space sits above the property, fully boarded with a Velux window, perfect for storage to keep the home clean and clutter-free.

Garage

A detached brick built garage sits off the driveway, with an up and over door to the front, plus a UPVC door to the side providing access from the garden. A large double glazed window provides natural light. A great versatile space that can be used for vehicles, or as a workshop or home gym.

Garden

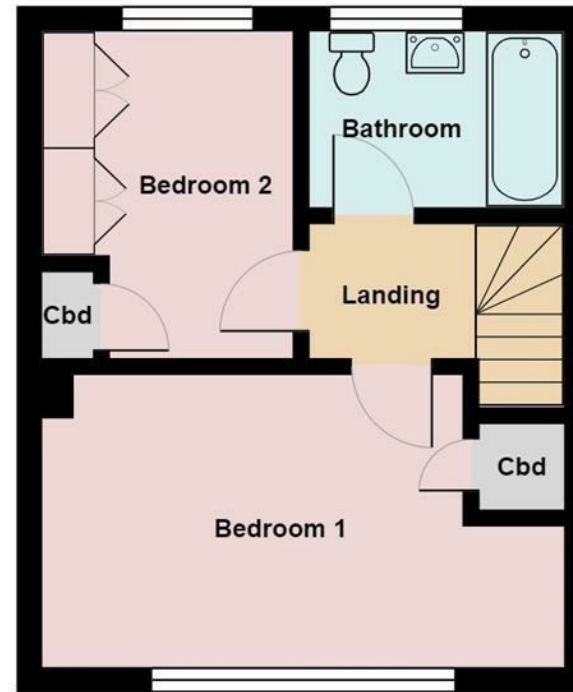
The rear garden features a paved patio area leading out from the double doors of the kitchen diner, ideal for seating and barbecues. There is a small astroturf lawn to the back, with the detached garage beside. The space is fenced and secure, great for children and pets, with a gate providing access from the drive.

Exterior

The front of the property has a small lawned garden beside the tarmac driveway with space for two vehicles off road. The driveway leads to a paved area in front of the detached garage.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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