



12 Leachfield Road, Galgate,  
Lancaster, LA2 0NX

**R&B**  
ESTATE AGENTS

12, Leachfield Road, Galgate, Lancaster

## The property at a glance

- Semi Detached Dormer Bungalow
- Three Bedrooms (Two Ground Floor)
- Spacious Lounge
- Generous Rear Garden
- Driveway & Garage
- Tenure: Freehold
- Property Banding: C
- EPC:
- Sought After Location



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**£165,000**

# Get to know the property



Nestled in the charming village of Galgate, Lancaster, this delightful end terrace semi-detached dormer bungalow offers a perfect blend of comfort and convenience. With a well-thought-out layout, the property features two inviting bedrooms on the ground floor, providing easy access and a practical living arrangement. A further bedroom is located on the first floor, ideal for guests or as a private study.

The spacious reception room serves as the heart of the home, offering ample space for relaxation and entertaining. Natural light floods the area, creating a warm and welcoming atmosphere. The generous rear garden is a standout feature, providing a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property benefits from a driveway, ensuring convenient off-road parking.

Situated in a sought-after village location, this bungalow is perfect for those seeking a peaceful lifestyle while remaining close to local amenities and transport links. This property presents an excellent opportunity for first-time buyers, families, or those looking to downsize. With its appealing features and prime location, this home is sure to attract interest. Do not miss the chance to make this lovely bungalow your own.





## **Entrance**

UPVC double glazed door leading to Vestibule.

## **Vestibule**

Door to Hallway,

## **Hallway**

Central heating radiator, door to reception room, bedroom 1, bedroom 3, bathroom, kitchen, storage, stairs to second floor landing.

## **Reception Room**

UPVC double glazed window, central heating radiator, tiled fireplace.

## **Bedroom 1**

UPVC double glazed window, central heating radiator, under stair storage.

## **Bedroom 3**

UPVC double glazed window, central heating radiator.

## **Bathroom**

UPVC double glazed window, central heating radiator, pedestal wash basin with traditional taps, low basin WC, panelled bath with

## **Kitchen**

2 x UPVC double glazed window, central heating radiator, stainless steel sink with traditional taps and drainer board, wall and base units with wooden worktops, tiled lino floor, UPVC door to rear.

## **Landing**

Eaves storage, door to bedroom two. Water tank cupboard.

## **Bedroom 2**

UPVC door, central heating radiator, eaves storage.

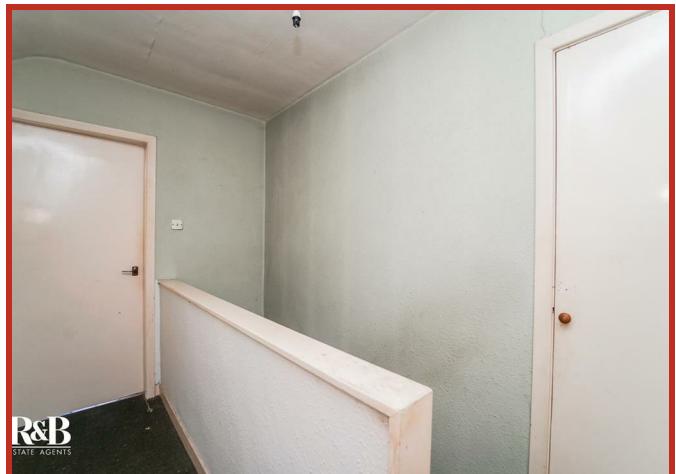
## **External**

Driveway & Garage

## **Rear Garden**

Expansive lawn area and patio.

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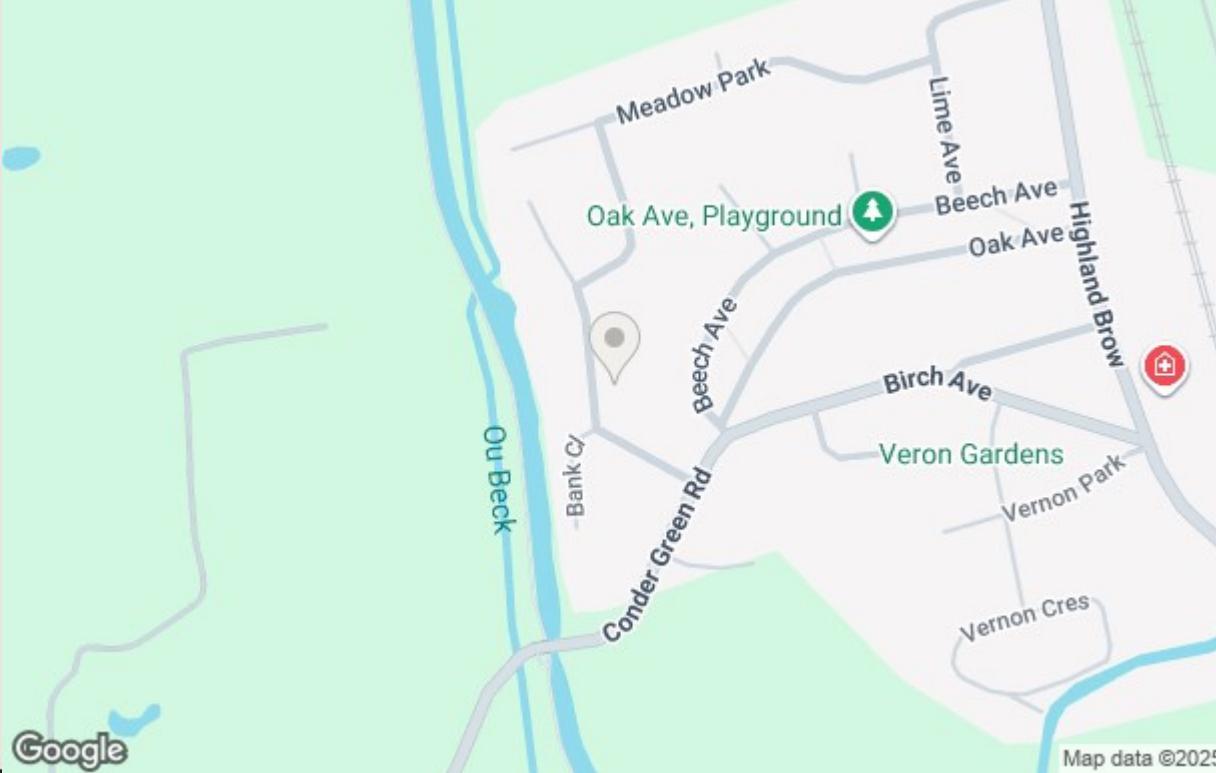
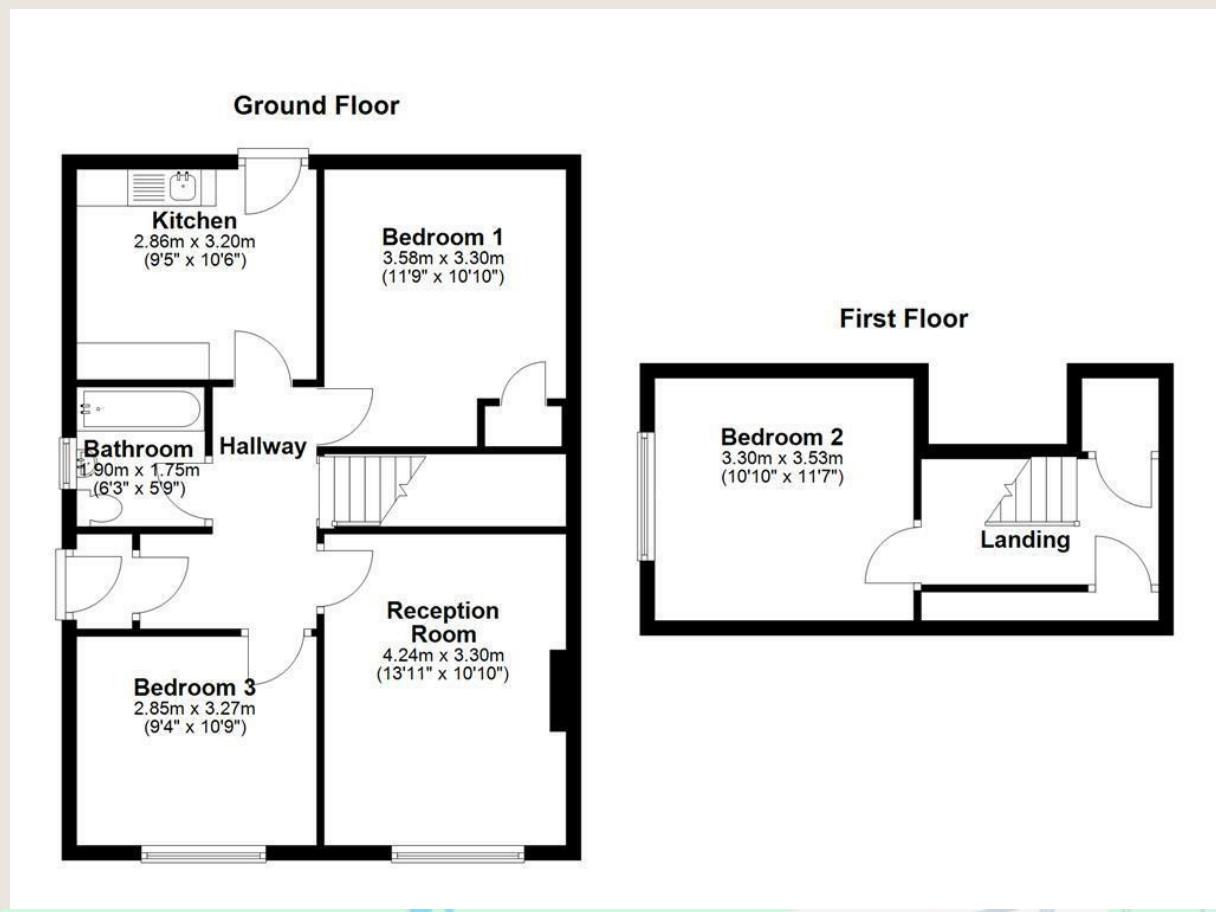


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# Take a nosey round



Energy Efficiency Rating		Current	Potential
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			

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

EU Directive 2002/91/EC