



## Laund Gardens, Galgate, LA2 0LE

**£164,995**

Nestled in the charming Laund Gardens of Galgate, this modern 2-bedroom semi-detached house is a true gem waiting to be discovered. Built in 2016, this property offers a perfect blend of contemporary living and countryside tranquillity plus has the benefit of still having cover from its 10 year new home structural warranty.

As you step inside, you'll be greeted by a well-designed space. The property features 2 cosy bedrooms, ideal for a small family or those looking for a guest room or home office. The modern bathroom ensures convenience and privacy for all residents.

One of the standout features of this lovely home is the allocated parking for 2 vehicles. Additionally, the rear garden with its open aspect and patio area provides a perfect spot for relaxing or entertaining guests.

Situated in a pleasant semi-rural village location, you'll enjoy the best of both worlds - a peaceful setting with easy access to the M6 motorway for convenient travel. Whether you're commuting to work or exploring the beautiful surroundings, this property offers a prime location for all your needs.

Don't miss out on the opportunity to make this house your home. With its modern amenities, convenient parking, and desirable location, this property is sure to capture your heart. Book a viewing today and step into your dream lifestyle at Laund Gardens!



# 33 Laund Gardens, Galgate, LA2 0LE

## GROUND FLOOR

### Entrance Hall

Vinyl Flooring and stairs to first floor

### Open Plan Kitchen and Lounge

22'6"(max) 12'0"(max)

(6.88m(max) 3.66m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops plus stainless Steel oven hob and hood. Vinyl flooring throughout with French doors opening on to rear garden.

### Cloaks/wc

Modern white fittings and vinyl flooring

## FIRST FLOOR

### Landing

With fitted flooring

**Bed 1 12'0"(max) x 7'8"(max)**

**(3.66m(max) x 2.34m(max))**

Looking out to the rear with carpet

**Bed 2 7'8"(max) x 12'0" (max)**

**(2.36m(max) x 3.66m (max))**

Looking out to the front, carpeted

### Bathroom / wc

With modern white 3pc suite and shower over bath and shower screen. Vinyl flooring

## EXTERNAL

Having well presented gardens with lawn and patio plus off road parking.





