

HOUSECLUB
ESTATE AGENCY

2 Salford Road, Galgate, Lancaster, Lancashire, LA2 0LL

£139,950









Inside The Home

A beautifully presented two bedroom end terraced cottage, offering stylish and thoughtfully appointed accommodation throughout, complemented by an attractive low-maintenance garden and raised outdoor entertaining space. This charming home would make an ideal purchase for first-time buyers, downsizers or those seeking a property ready to move straight into.

The accommodation opens into a welcoming Living Room, creating an inviting space in which to relax and unwind. A striking wall-mounted electric fire provides an attractive focal point, while stylish LVT flooring enhances the modern finish.

Leading through to the Breakfast Kitchen, the room is fitted with a range of wall and base units, with complementary work surfaces over and a range of integrated appliances, which include a four-ring induction hob with extractor over and an oven below, as well as plumbing for a washing machine and space for a fridge freezer. The kitchen also benefits from a useful understair storage cupboard, continued LVT flooring and a UPVC double glazed door providing access to the rear garden.

Stairs lead from the Living Room to the first floor, where two generous double bedrooms provide comfortable and versatile accommodation. The principal bedroom benefits from the luxury of an air conditioning unit, perfect for those warmer summer months. Completing the first floor, a contemporary three-piece bathroom suite can be found, fitted with a useful built-in storage cupboard housing the gas central heating boiler.

Beautifully presented and ready to move into, this charming end terraced cottage combines character with contemporary living and is sure to appeal to a wide range of prospective purchasers.

Let's Take A Closer Look At The Area

Located in the South Lancaster village of Galgate, this beautiful village was once a thriving silk industry, with many of the original factory's still standing proud today. An attractive marina gives the village a wonderful quintessential English charm, as well as the variety of local shops and a vibrant village community hall. Excellent transport links can also be found, with local bus services providing access in and around the city of Lancaster, a West Coast mainline train station as well as Junction 33 of the M6 motorway a 5 minute drive away. With a host of doctors surgeries, dentists and pharmacies located in Lancaster, this property is well connected, and benefits from a village primary school and access to a range of excellent local high schools.

Let's Step Outside

Externally, the property continues to impress. To the front, a low-maintenance garden is attractively laid with stone chippings and enhanced by privacy hedging. To the rear, a handy walk way provides access to the side of the home, where a small shared courtyard provides access to a delightful raised garden area, thoughtfully designed with artificial grass and wooden decking. Offering an excellent space for outdoor relaxation, alfresco dining and entertaining family and friends, this attractive area provides the perfect finishing touch to an already impressive home. Completing the overall charm of this home, on road parking is located close by.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN181449.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase



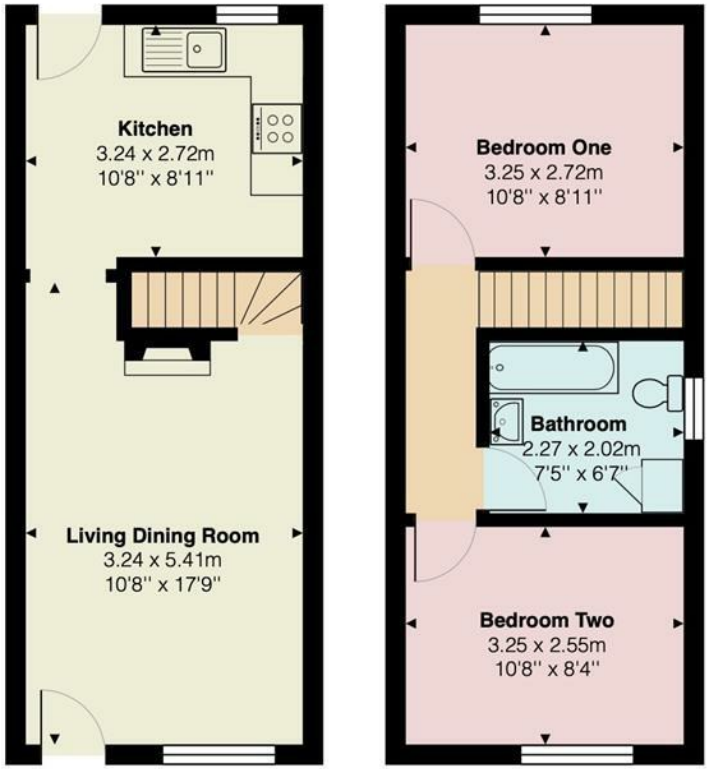




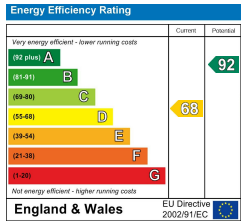




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Total Area: 54.8 m² ... 590 ft²



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