



**R&B**  
ESTATE AGENTS

37 Chapel Street, Galgate,  
Lancaster, LA2 0JS

37, Chapel Street, Galgate, Lancaster

## The property at a glance 2 1 1

- Charming Semi Detached Cottage
- Two Bedrooms
- Reception Room & Kitchen
- Spacious Bathroom
- Enclosed Rear Garden
- Tenure: Freehold
- Property Band: B
- EPC: TBC
- Easy Access to Motorway
- Village Amenities

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**£175,000**

# Get to know the property



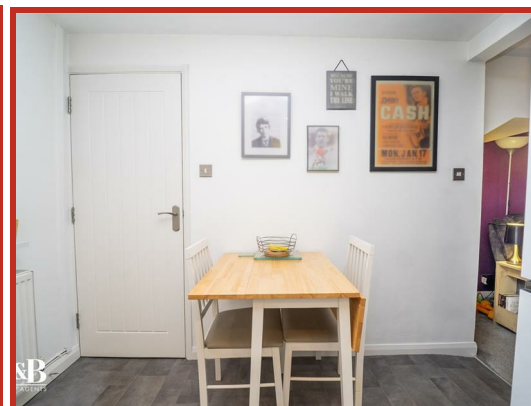
Nestled in the charming village of Galgate, Lancaster, this delightful two-bedroom cottage on Chapel Street offers a perfect blend of comfort and character. As you step inside, you are welcomed by a cosy reception room, complete with a log burner that creates a warm and inviting atmosphere, ideal for relaxing evenings. The open-plan design seamlessly connects the reception area to the kitchen, making it a wonderful space for entertaining friends and family.

The cottage features two well-proportioned bedrooms, providing ample space for rest and relaxation. The four-piece bathroom suite is a true highlight, boasting a beautiful free-standing bath that invites you to unwind after a long day.

Outside, the lovely rear garden presents a tranquil retreat, perfect for enjoying the fresh air or tending to your plants. This outdoor space is an excellent addition for those who appreciate nature and outdoor living.

With its charming features and convenient location, this cottage is an ideal choice for anyone looking to embrace the peaceful village lifestyle while still being within easy reach of Lancaster's amenities. Whether you are a first-time buyer or seeking a cosy retreat, this property is sure to impress.

For further information, please contact the office at your earliest convenience.





### Reception Room

UPVC double glazed window, composite door with leaded frosted glass, central heating radiator, log burner, Yorkshire Stone flagged hearth open to kitchen.

### Kitchen

UPVC double glazed window, central heating radiator, 4 x spot light points, extractor hood, range of wall, drawer and base units, stainless steel splash back, 4 ring electric hob with electric oven, space for fridge freezer, plumbing for washing machine, lino floor, door to hall.

### Hall

UPVC double glazed frosted door to rear, central heating radiator, stairs to first floor.

### Landing

Smoke alarm, stairs to ground floor, second floor, doors to bedroom one and bathroom.

### Bathroom

UPVC double glazed window, central heating towel rail radiator, 4 x spot light points, extractor fan, single main feed shower cubicle, freestanding bath with traditional taps, half tiled to complement, pedestal wash basin with traditional taps, low rise WC, concealed Worcester combi boiler, tiled floor.

### Bedroom 1

UPVC double glazed window, central heating radiator, 4 x spot light points,

### Landing

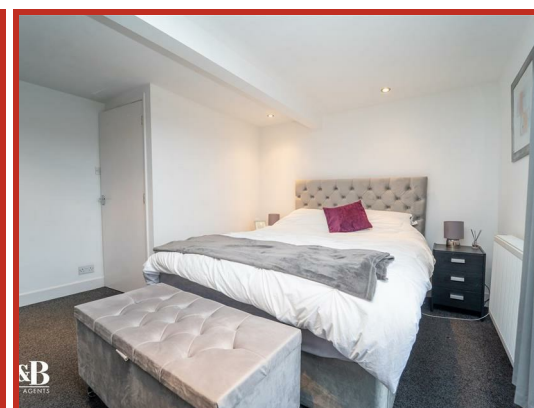
UPVC double glazed window, smoke alarm, stairs to first floor, door to bedroom 2.

### Bedroom 2

Wood double glazed Velux window, central heating radiator.

### Rear Garden

Flagged, astro turf lawn and stones.



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# Take a nosey round



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	