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ESTATE AGENTS

21 Armitage Way, Galgate,  
Lancaster, LA2 0BN

21, Armitage Way, Galgate, Lancaster

## The property at a glance 4 2 2

- Impressive Detached Home
- Four Bedrooms, Two Bathroom
- Spacious Kitchen/ Diner & Lounge
- Ground Floor WC
- Integral Garage
- Enclosed Rear Garden & Driveway
- Tenure: Freehold
- Property Band: D
- EPC: B
- Sought After Location

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**£375,000**

# Get to know the property



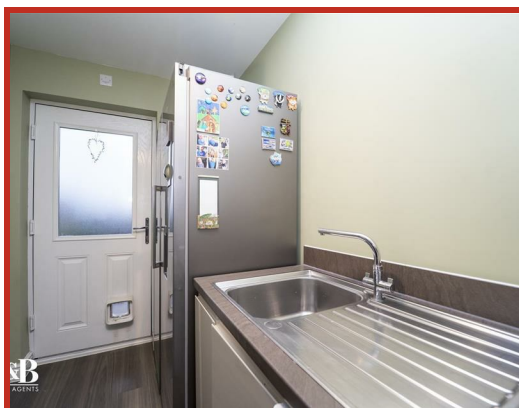
Welcome to this charming detached home located on Armitage Way in the desirable area of Galgate, Lancaster. This property boasts an impressive four bedrooms and two well-appointed bathrooms, making it an ideal choice for families or those seeking extra space.

As you enter, you are greeted by a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The layout of the home is designed for comfort and practicality, ensuring that every corner is utilised effectively.

The enclosed family rear garden is a delightful feature, providing a safe and private outdoor space for children to play or for hosting summer barbecues with friends and family. The garden is easily accessible from the main living areas, allowing for seamless indoor-outdoor living.

In addition to the generous living space, this property also includes a driveway and an integrated garage, offering ample parking and storage solutions. The location is highly sought after, providing a peaceful residential environment while still being conveniently close to local amenities and transport links.

This detached house is a wonderful opportunity for anyone looking to settle in a friendly community with plenty of room to grow. Don't miss your chance to make this lovely home your own.





### Entrance Hall

UPVC frosted glass door, central heating radiator, UPVC double glazed frosted glass, stairs leading to first floor with downstairs WC, doors leading to kitchen / dining room, Amtico laminate floor and smoke alarm.

### Reception Room

UPVC double glazed bay window, main central heating radiator, coving, modern gas fire, Amtico laminate.

### Kitchen/ Diner

UPVC double glazed windows, UPVC double glazed double door leading to rear, main central heating radiator, stainless steel splash back, high glass wall and base units, laminate units, 6 x spotlights, 1 1/2 stainless steel sink with mixer tap, hood extractor fan, 5 ring gas hob, 1 1/2 oven, built-in microwave, plumbing for dishwasher, Amtico laminate, door leading to utility.

### Utility

UPVC door leading to rear, space for fridge, plumbing for washing machine, high gloss base unit, laminate worktop, stainless steel sink with mixer tap, Amtico laminate floor.

### Integral Garage

Electric, space for dryer, Vaillant boiler, up and over door.

### Ground Floor WC

Half tiled walls, tile floor, main central heating towel radiator, dual flush WC, pedestal corner sink, mixer tap.

### First Floor Landing

Loft access, smoke alarm, hot water cylinder, stairs leading to ground floor, doors leading to Bedroom's 1,2,3,4 and bathroom.

### Bathroom

Main central heating towel radiator, UPVC double glazed window, extractor fan, half tile, dual flush WC, pedestal sink with mixer tap, panel bath with mixer tap and rinse head, shower cubicle with main feed, tile floor.

### En-Suite

UPVC double glazed window, mains heated towel rail, 3 x spotlighting, extractor fan, half tile dual flush WC, shower cubicle main feed, pedestal sink with mixer tap, tile floor door leading to Bedroom 1.

### Bedroom 1

Main heating radiator, UPVC double glazed bay window, built-in wardrobe, Amtico laminate, doors leading to hall and en-suite.

### Bedroom 2

UPVC double glazed main heating radiator, built-in wardrobe, Amtico laminate, door leading to landing.

### Bedroom 3

UPVC double glazed main heating radiator, built-in wardrobe, Amtico laminate, door leading to landing.

### Bedroom 4

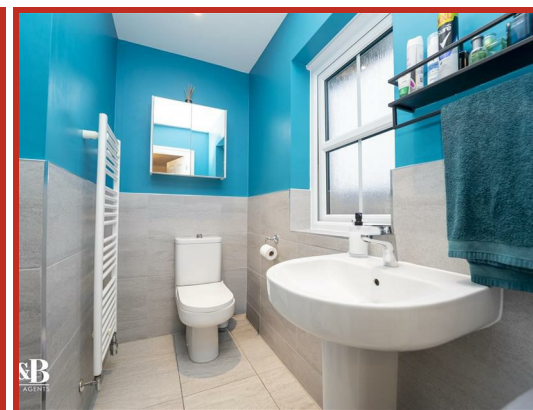
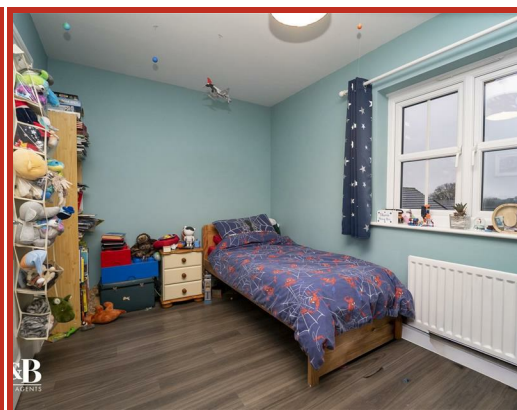
UPVC double glazed main heating radiator, Amtico laminate, door leading to landing.

### Front Garden

Paving stones, mowed to lawn, driveway leading to garage, off street parking, mature shrubs.

### Rear Garden

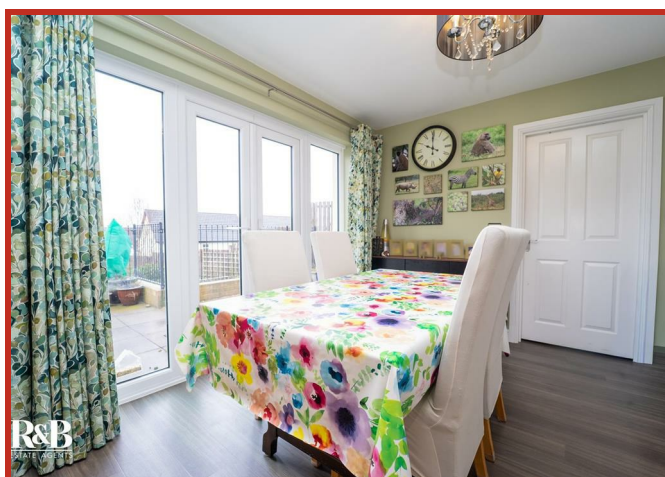
Paving slabs, mowed to lawn, mature shrubs, wood chip, fencing.



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Galgate, Lancaster, LA2  
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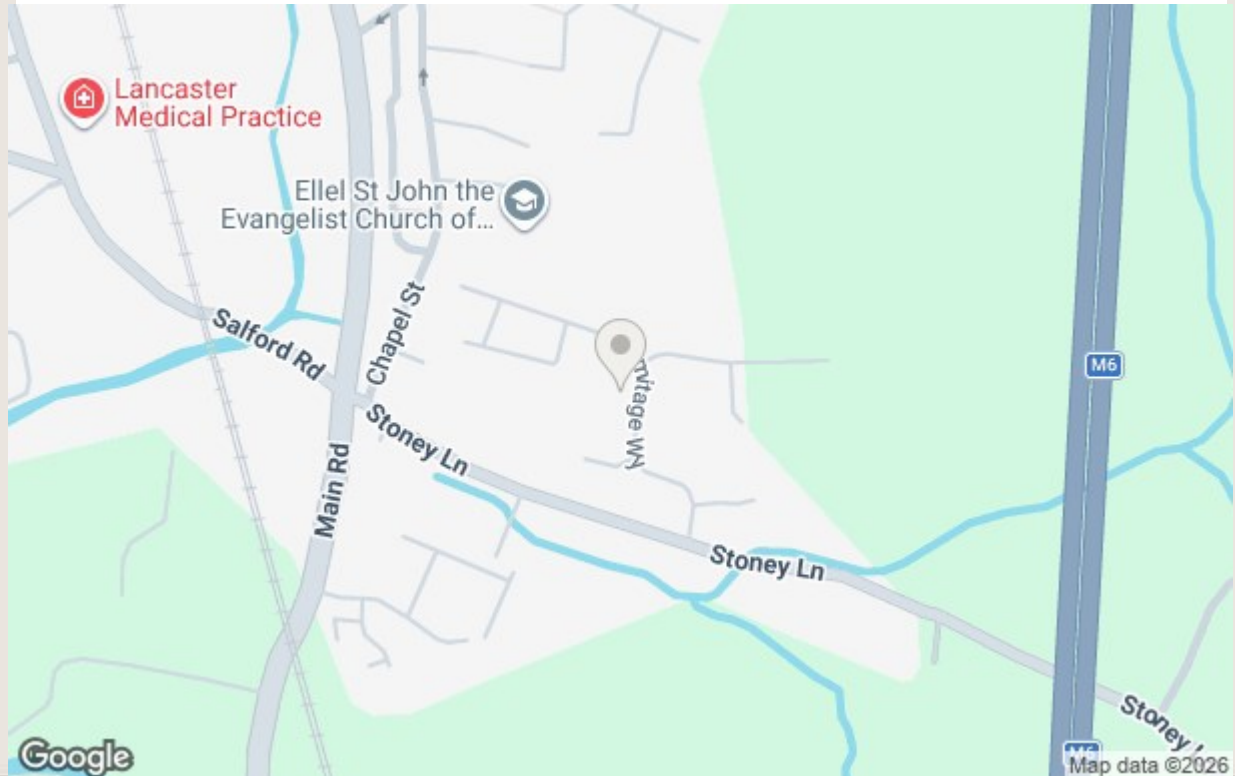
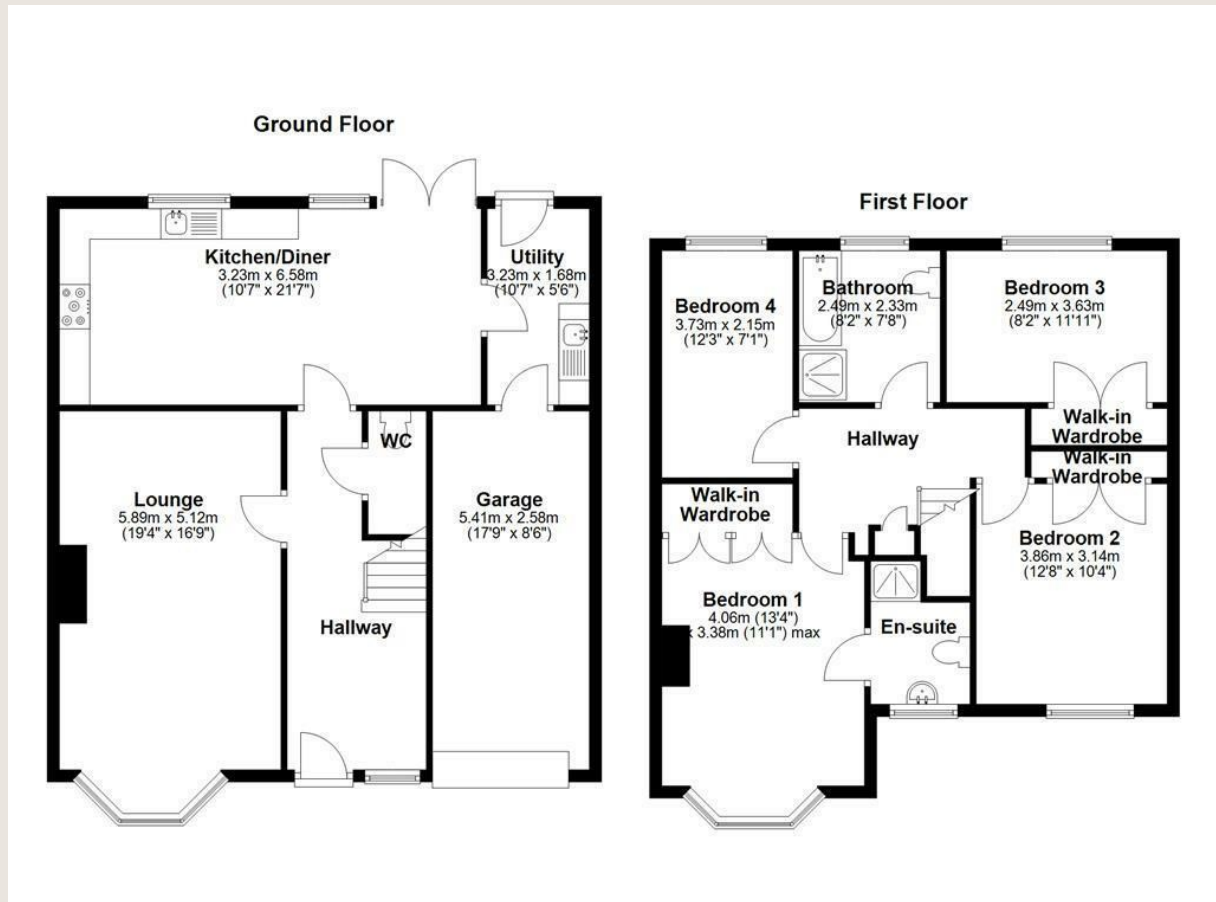
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# Take a nosey round



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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>		
(69-80) <b>C</b>		
(55-68) <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	92

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>		
(69-80) <b>C</b>		
(55-68) <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	