



**R&B**  
ESTATE AGENTS

15 Birch Avenue, Galgate,  
Lancaster, LA2 0LZ

15, Birch Avenue, Galgate, Lancaster

## The property at a glance **3** **1** **1**

- Mid Terraced Property
- Three Bedrooms
- Spacious Lounge & Kitchen
- Pantry, Wash House & WC
- Lovely Rear Garden & Driveway
- Sought After Location
- Tenure: Freehold
- Property Band: B
- EPC:

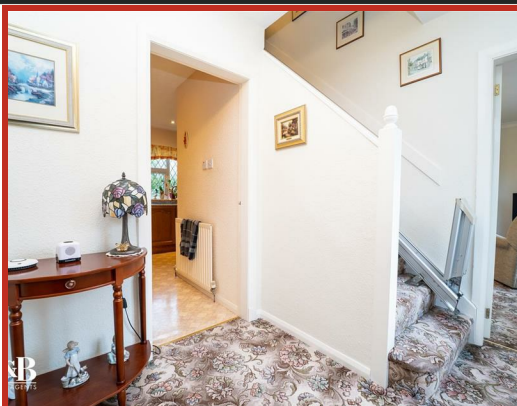
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GET IN TOUCH TODAY  
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[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
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**£199,950**



# Get to know the property



Nestled in the charming area of Birch Avenue, Galgate, Lancaster, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home features a lovely three-piece bathroom suite, ensuring that your daily routines are both practical and pleasant.

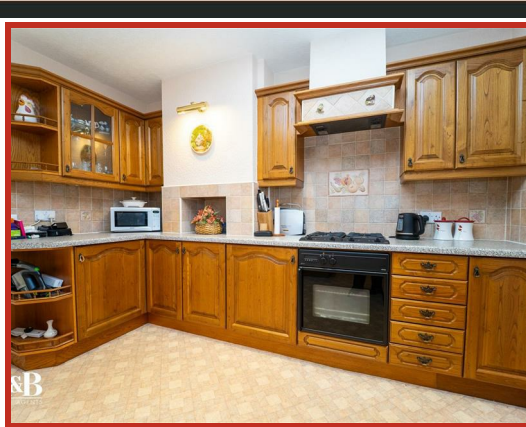
One of the standout features of this property is the washhouse, providing additional utility space that can be tailored to your needs. Off-street parking is also available, a valuable asset in this lovely neighbourhood, allowing for easy access and peace of mind.

The surrounding area is known for its friendly community and pleasant atmosphere, making it an excellent choice for those looking to settle in a nice environment. With local amenities and transport links nearby, this home is not only a comfortable retreat but also a practical choice for everyday living.

In summary, this mid-terrace house on Birch Avenue presents a wonderful opportunity for anyone looking to enjoy a spacious and well-located home in Galgate, Lancaster. Don't miss the chance to make this charming property your own.

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





### Hall

UPVC double glazed leaded window, UPVC double glazed leaded door, central heating radiator, smoke alarm, storage cupboard, stairs leading to first floor, doors to reception room 1 and kitchen.

### Reception Room

2 x UPVC double glazed window, central heating radiator, coving, gas fire with hearth and mantle.

### Kitchen

UPVC double glazed leaded window, central heating radiator, 5 x spot lighting, tiled splash back, range of wall, drawer and base units, extractor hob, 4 ring gas hob, electric oven, laminate units, sink with mixer tap, lino floor, pantry, concealed ATAG combi boiler, UPVC frosted door to wash house.

### Wash House

Water, electric and WC.

### Landing

Loft access, smoke alarm, stairs to ground floor, door to bathroom, bedroom 1,2 and 3.

### Bedroom 1

UPVC double glazed leaded window, central heating radiator, 3 x storage cupboards.

### Bedroom 2

UPVC double glazed leaded window, central heating radiator, built-in wardrobes, storage cupboard.

### Bedroom 3

UPVC double glazed leaded window, central heating radiator.

### Bathroom

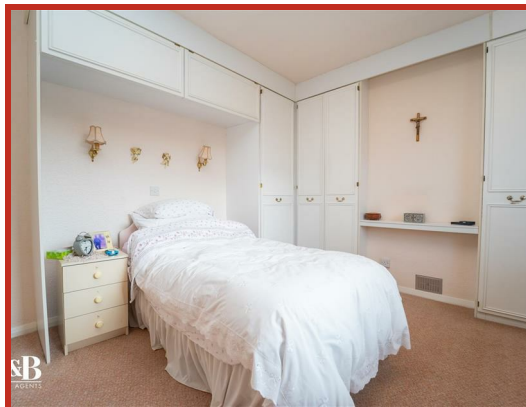
3 X UPVC double glazed frosted window, 5 x spotlights, cladded ceiling, extractor, central heating radiator, electric corner shower, pedestal mixer tap, dual flush WC, tile floor.

### Front Garden

Hedges, lawn, concrete driveway.

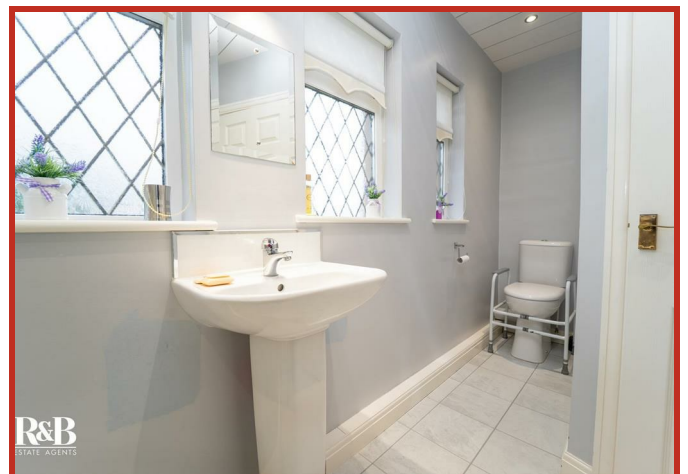
### Rear Garden

Paving, lawn, shed and hedges.





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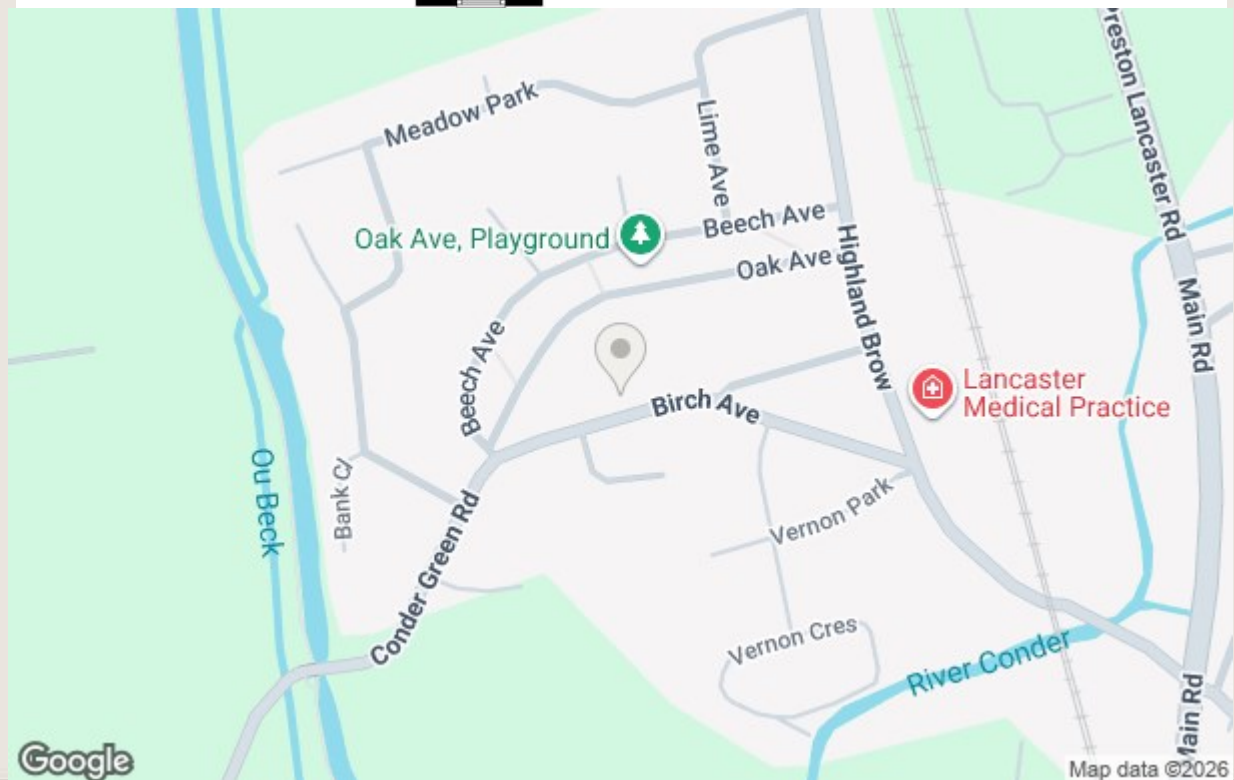
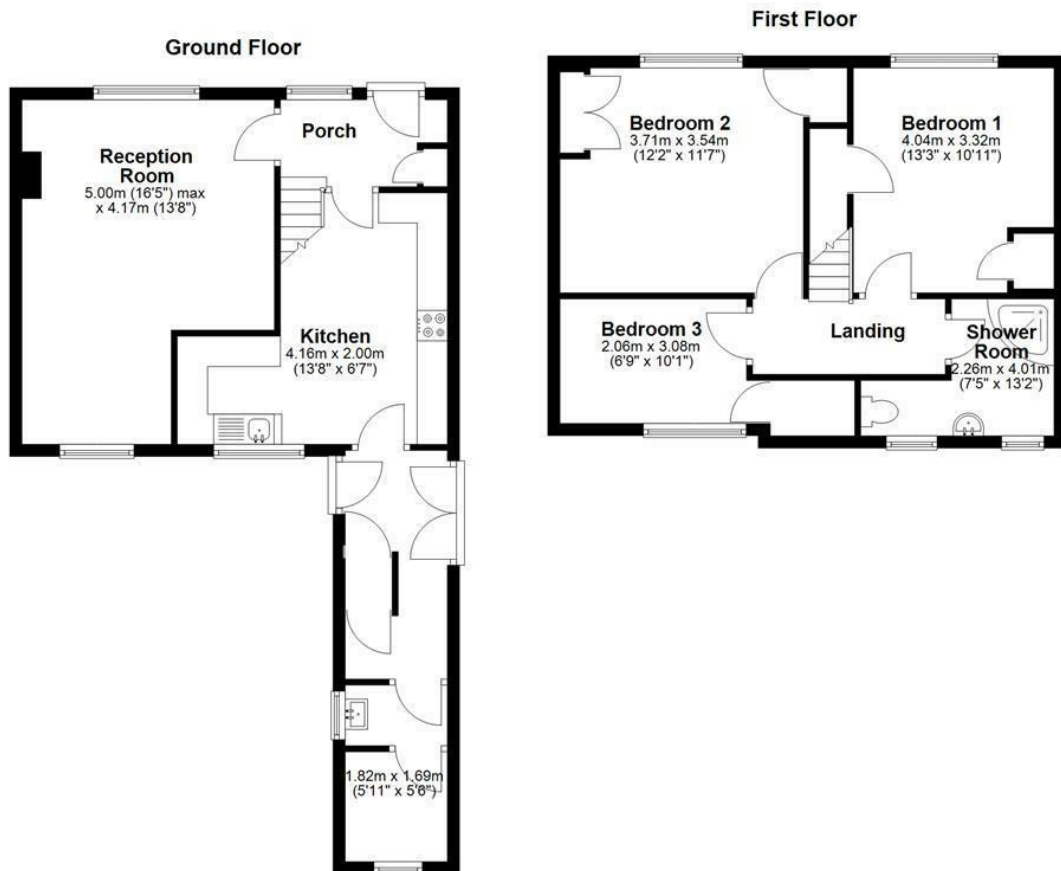
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# Take a nosey round



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <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	
England & Wales	
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	
England & Wales	
EU Directive 2002/91/EC	