



**R&B**  
ESTATE AGENTS

12, Laund Gardens,  
Galgate, Lancaster, LA2 0LE

12, Laund Gardens, Galgate, Lancaster

# The property at a glance



- Semi Detached Property
- Sought After Location
- Two Bedrooms
- Lounge & Kitchen Diner
- Good Sized Rear Garden
- Tenure: Freehold
- Property Band: B
- EPC: B
- Driveway Providing Off Street Parking

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lancaster@rbestateagents.co.uk  
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**£175,000**

# Get to know the property



Nestled in the charming area of Laund Gardens, Galgate, Lancaster, this delightful semi-detached house offers a perfect blend of comfort and modern living. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed into a cosy reception room, perfect for relaxing or entertaining guests. The modern kitchen and dining room provide a stylish and functional space for culinary adventures and family meals. The contemporary three-piece bathroom suite adds a touch of elegance and convenience to your daily routine.

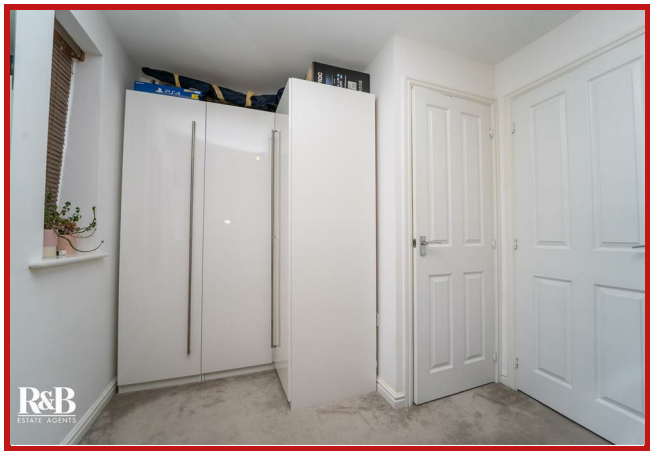
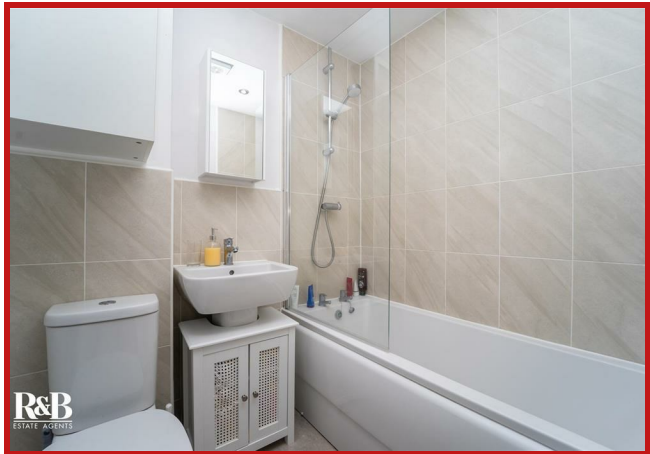
One of the standout features of this property is the off-street parking, a valuable asset in today's busy world, especially with easy access to the M6 motorway, making commuting a breeze.

This home is not just a place to live; it is a sanctuary that combines practicality with modern aesthetics. Whether you are looking to settle down or invest, this property in Galgate is a wonderful opportunity not to be missed.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.



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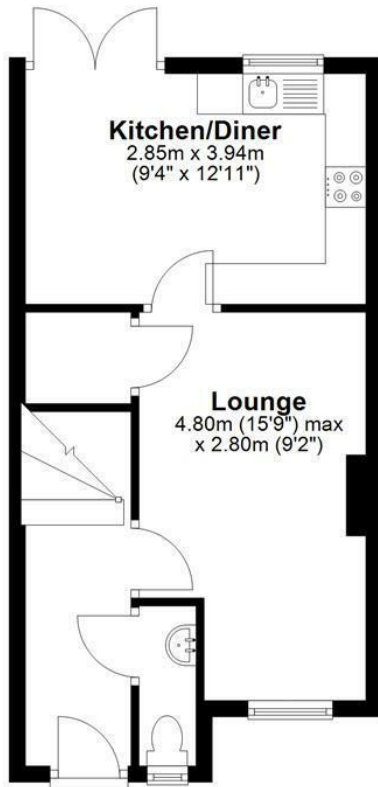
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# Take a nosey round

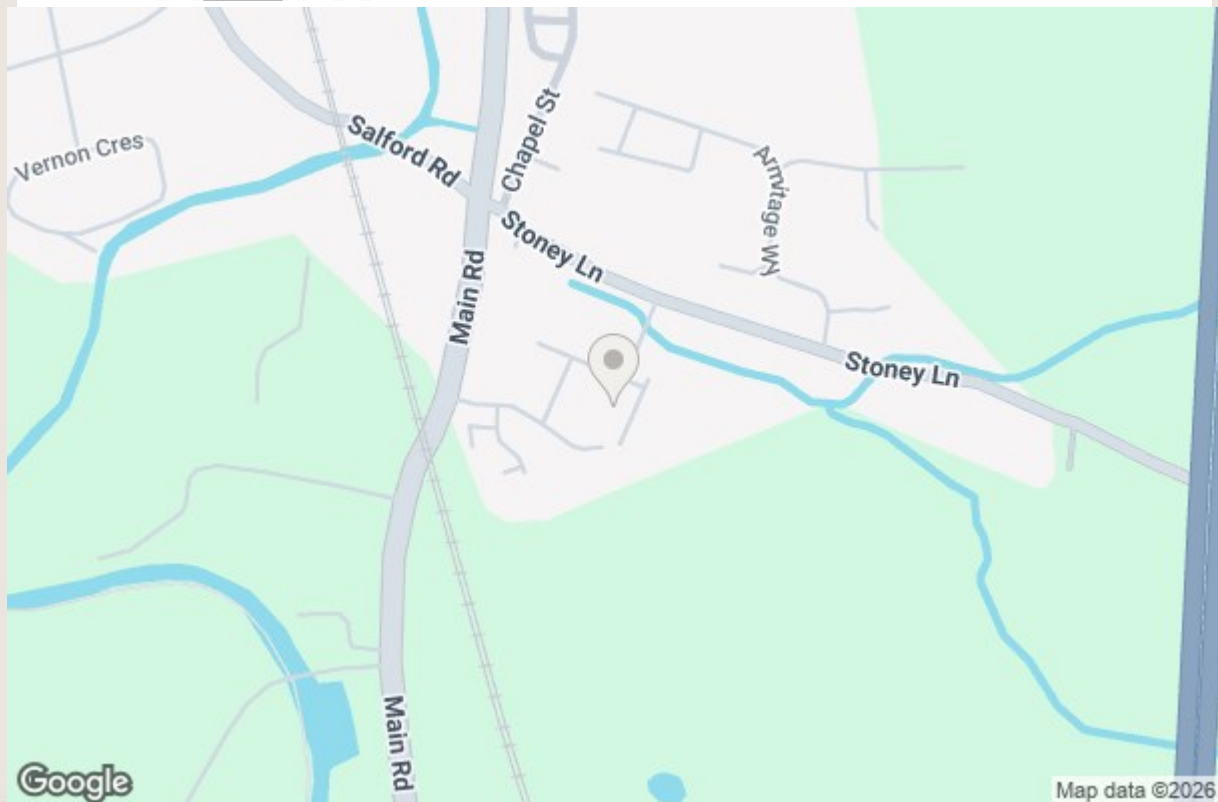
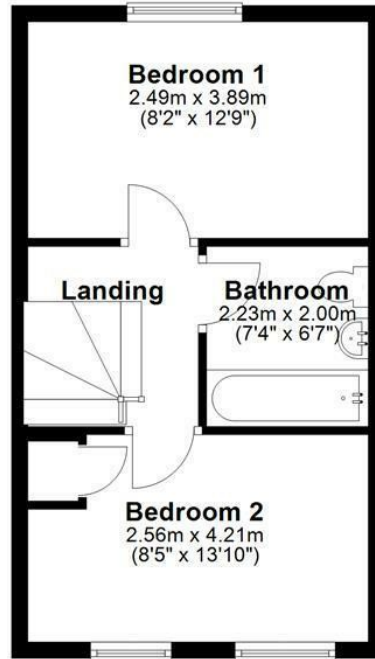
## Ground Floor

Approx. 33.1 sq. metres (356.7 sq. feet)



## First Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</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>			

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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