





## Inside The Home

Entered via a UPVC double glazed door, this leads into a bright and spacious Living Room, perfect for cosy nights in or entertaining family and friends. A handy understair storage cupboard can be found with stairs leading to the first floor and a large UPVC double glazed window, allowing ample natural light to filter into this generous home.

An open plan Kitchen Diner sits to the rear of the property, beautifully presented with a range of wall and base units with complementary worktops over and fitted appliances which include a four ring gas hob, with an extractor above and an oven below, as well as plumbing for a washing machine and space for a fridge freezer. With ample space for a dining table and a handy ground floor WC, a UPVC double glazed door provides access to the rear of the home, where a generous patio area can be found, perfect for enjoying a morning coffee in the sun.

To the first floor, three well-proportioned Bedrooms can be found, showcasing open views towards the historic Mills that once made Galgate a busy industrial village. Further views across the surrounding Lancashire countryside can also be enjoyed. A handy built in storage cupboard can be found on the landing, as well as access to a loft space. Completing the first floor, a three-piece modern Bathroom suite can be found with complementary tiling.

Offered to the market at a 25% affordable share, this stunning home is perfect for first time buyers wanting to secure a stunning family home, in a semi-rural setting.

## 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, with 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

To the front of the property, a block paved driveway can be found providing off-road parking for two vehicles, with stone chipped borders and a mature hedging. A secure wooden gate provides access to the side and rear of the property, which leads into a generous split tier garden. Positioned over two levels, the top level provides a beautiful flag paved area, whereas the lower level provides a low maintenance, stone chipped area, perfect for alfresco dining and enjoying barbecues with loved ones. Beautifully framed with a metal Pagoda, mature shrubs and planted borders, this provides a tranquil haven, with safe and secure wooden fencing to complement.

## 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 Leasehold - Held on a balance of 999 years From 1 October 2017. There is no ground rent, and the 2026 service charge was £233.09 paid in February this year, which covers maintenance of communal areas around the development. Title number: LA709052.

Offered to the market at a 25% share (the full value at 100% being £250,000), there is a monthly rental payment of £586.17 on the remaining 75% share which is owned by Heylo Housing. This includes building insurance. There is also an option to purchase more of the property on a sliding scale.

Subject to a 106 Local Occupancy Agreement. For more information, please contact our office.

## Council Tax

This home is Band C under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

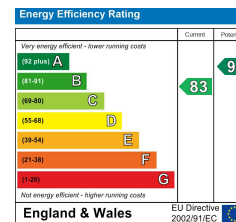
View online or for more information contact our office for details.







Total Area: 82.4 m<sup>2</sup> ... 887 ft<sup>2</sup>



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