

## 9 Salford Road, Galgate, Lancaster, Lancashire, LA2



**£150,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
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A wonderful opportunity to acquire a charming two-bedroom cottage in the heart of the highly sought-after village of Galgate, offering character, comfort and an enviable village lifestyle.

Occupying a pleasant position within this popular village, the property enjoys a generous private garden, providing an excellent space for relaxing, entertaining or gardening. Combining comfortable accommodation with an attractive outdoor space, it is an ideal choice for first-time buyers, downsizers or anyone looking to embrace village living while remaining within easy reach of Lancaster.

Step inside to a welcoming open-plan living space where the lounge, centred around an attractive stone fireplace with an inset wood-burning stove, flows seamlessly into the dining area, creating a warm and inviting setting for both everyday living and entertaining. The fitted kitchen complements the space perfectly, while a separate utility room provides valuable additional storage and practicality, all enhancing the charm and character of this delightful cottage.

Upstairs, the property offers two well-proportioned bedrooms together with a family bathroom. Externally, the home is complemented by a wonderful, generous private garden, beautifully stocked with a variety of established trees, shrubs and plants, creating a peaceful outdoor retreat that can be enjoyed throughout the seasons.

Galgate is a thriving community with a range of local amenities, including shops, cafés, a primary school and traditional village pubs. The nearby Lancaster Canal offers beautiful

waterside walks and cycling routes through the surrounding countryside, while the Forest of Bowland and the Lancashire coastline are both within easy reach. Lancaster city centre lies approximately four miles away, providing an extensive range of shopping, leisure and transport facilities, with excellent road links via the M6 and convenient access to Lancaster University.

## Lounge



Windows to the front, feature stone fireplace with inset wood burning stove, beamed ceiling, carpeted floor, radiator, stairs to the first floor.

## Kitchen/Diner



Window to the front, space for table and chairs, range of cabinets finished in a high white gloss, integrated fridge/freezer, stainless steel sink, integrated dishwasher, four ring gas hob and extractor hood, electric oven, tiled flooring.

## Utility Room



Double glazed window to the side, stable door leading to the garden, plumbed for washing machine, tiled flooring.

## First Floor Landing



## Bedroom One

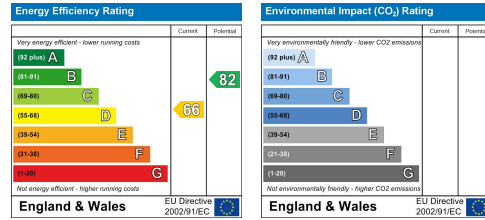


Windows to the front and rear, carpeted flooring, radiator.

**Bedroom Two**



Tenure Freehold  
Council Tax Band (A) £1,669  
No Onward Chain  
New Carpets On The First Floor.



Double glazed windows to the front, built in wardrobes, carpeted flooring, radiator.

**Outside**

To the front, the property features a gated patio area. The generous rear garden provides a wonderful private outdoor space with an established lawn, mature trees, flowering plants and well-stocked borders. There are patio seating areas, raised flower beds, an apple tree, outside water tap, and a useful wood storage shed, creating an attractive and well-maintained garden to enjoy throughout the year.

**Bathroom**



Double glazed frosted window to the rear, bath with thermostatic shower, wash hand basin, non slip vinyl floor, linen cupboard housing the combi boiler, radiator, W.C.

**Useful Information**



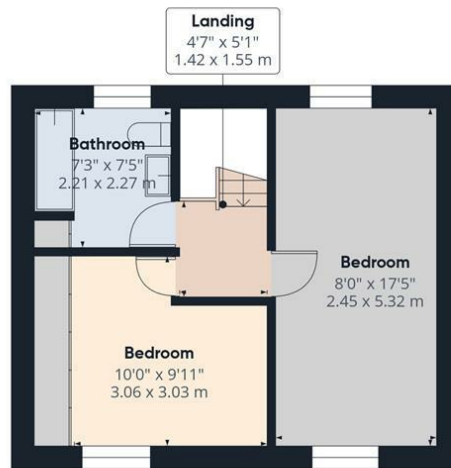
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

673 ft<sup>2</sup>  
62.5 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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