

## 44 Highland Brow, Galgate, Lancaster, LA2 0NB



**£190,000**

Discover the potential of this charming two-bedroom semi-detached home, perfectly positioned in the delightful semi-rural village of Galgate. Overlooking attractive green space and offering lovely views across the nearby park, this property is ideal for buyers seeking a peaceful setting within easy reach of local amenities.

The village is known for its welcoming community feel and beautiful surroundings. The canal, which gently winds past Galgate, provides picturesque country walks right on your doorstep, perfect for leisurely strolls, morning jogs, or simply enjoying the serene atmosphere. Despite its tranquil location, the property is conveniently only four miles from Lancaster city centre, offering fantastic access to shops, restaurants, transport links, and the university.

Although the home would benefit from modernisation, it offers generous space and endless potential. The ground floor comprises two well-proportioned reception rooms and a spacious kitchen, providing an excellent foundation for creating a layout tailored to your lifestyle. Upstairs boasts two comfortable bedrooms and a family bathroom. Externally, the property benefits from a detached garage and a long, attractive garden, an ideal space for families, gardening enthusiasts, or anyone looking to enjoy outdoor living.

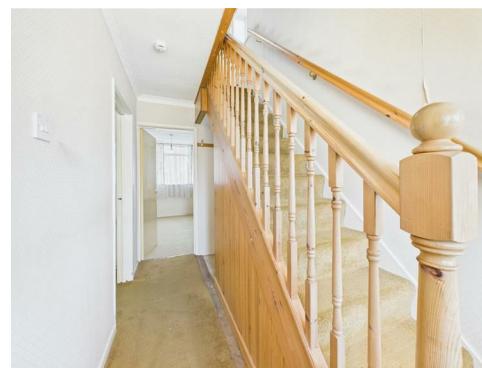
For lovers of the outdoors, the Lake District and the stunning Forest of Bowland are within easy reach, offering an abundance of scenic walks, breathtaking landscapes, and outdoor adventures.

This property represents a wonderful opportunity to create your dream home. With space to extend (subject to planning) and positioned in a highly sought-after location with views over green space, it offers both lifestyle and potential in equal measure.

#### Porch

Door to the hallway.

#### Entrance Hallway



Stairs to the first floor, an under-stairs storage cupboard housing the electric meter, carpeted floor.

#### Lounge



Double-glazed window to the front, tiled fireplace with an open hearth, electric storage heater, carpeted floor.

#### Kitchen



Double-glazed window to the rear, sink with fitted cabinets, plug socket for an electric cooker, vinyl floor, door to the garden.

#### Dining Room



Double-glazed window to the rear, carpeted floor and electric heater.

#### First Floor Landing



Double-glazed window to the side, access to the loft, under-eaves storage.

**Bedroom One**



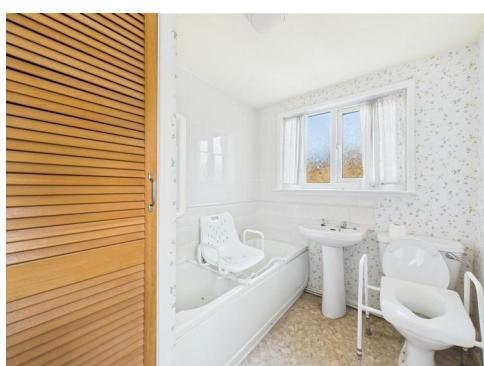
Double-glazed window to the rear, carpeted floor, electric heater.

**Bedroom Two**



Double-glazed window to the front, carpeted floor.

**Bathroom**

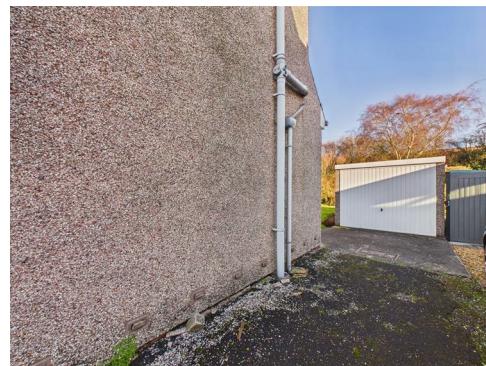


Double-glazed frosted window to the rear, bath with Mira electric shower, wash hand basin, vinyl floor, electric wall heater, linen cupboard housing the water cylinder, W.C.

**Outside**

Lawn garden to the front, bordered by plants and shrubs, off-road parking for up to four vehicles and access to the detached garage. Long rear garden with various trees, plants, and shrubs, lawn and patio areas and raised flower beds.

**Garage**



Up & over door, no power or light.

**Useful Information**

Tenure Freehold  
Council Tax Band (B) £1,873  
No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
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