

23 Vernon Park, Galgate, Lancaster, LA2 0LR



£225,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

This beautifully presented three-bedroom semi-detached home is set in the ever-popular semi-rural village of Galgate, surrounded by scenic countryside and canal walks, yet just around four miles from Lancaster city centre.

Having been thoughtfully extended and updated, the property features a stunning open-plan kitchen and dining area, creating a bright and welcoming heart to the home. It is ready to move straight into, offering a generous living space and lovely views across the garden.

The accommodation begins with a welcoming hallway with a large storage cupboard, leading through to the main lounge and then into a second reception room, both well presented and ideal for relaxing or entertaining. The stylish modern kitchen/diner includes a breakfast bar and opens into a charming conservatory, enjoying views over the rear garden.

Upstairs, there are three comfortable bedrooms and a contemporary shower room, while an additional attic room with a pull-down ladder provides useful storage space.

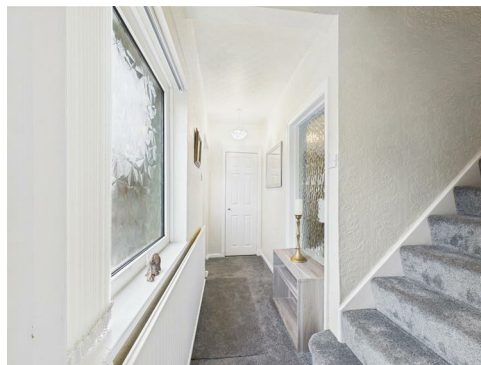
Outside, the property benefits from gardens to both the front and rear, off-road parking, and a detached garage.

Offered with no onward chain, this delightful home would be an ideal purchase for first-time buyers or families alike.

The village provides a good range of local amenities, including two pubs, a convenience store, and Junction 33 of the M6 is just a short drive away. The nearby canal and surrounding countryside also offer

pleasant walking routes and outdoor space to enjoy.

Hallway



Large walk in storage cupboard housing the gas and electric meters, stairs to the first floor, double-glazed window to the front, carpeted floor, radiator.

Lounge



Double-glazed windows to the front and rear, fireplace with an inset coal-effect gas fire, understairs storage cupboard, carpeted floor, radiator.

Second Lounge/Dining Room



Double-glazed windows to side and rear, with an inset coal-effect electric fire, understairs storage cupboard, carpeted floor, radiator.

Kitchen/Diner



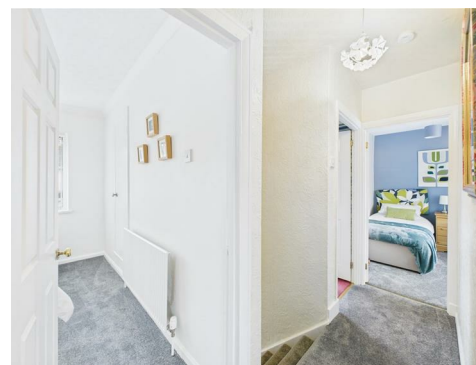
Double-glazed window to the side, range of beautiful kitchen cabinets with complementary work surfaces, breakfast bar and stools, stainless steel sink, space for fridge/freezer, plumbing for washing machine, four plates electric hob and extractor hood, electric oven, double-glazed door to the garden, tile effect vinyl floor, radiator, double doors leading to the conservatory.

Conservatory



Wonderful views and a double-glazed door leading to the garden, with a carpeted floor, power and lighting.

First Floor Landing



Double-glazed window to the rear, access to the loft with a pull-down ladder, carpeted floor.

Bedroom One



Double-glazed window to the front, built-in wardrobes, storage cupboard, carpeted floor, radiator.

Bedroom Two



Double-glazed window to the front, built-in wardrobes, carpeted floor, radiator.

Bedroom Three



Double-glazed window to the rear, built-in wardrobes, carpeted floor, radiator.

Shower Room



Double-glazed frosted window to the rear, double shower cubicle with Mira electric shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, tiled floor.

W.C.

Double-glazed frosted window to the rear, tiled floor, W.C.

Attic Room



Large attic room with a pull-down ladder housing a new Vaillant combi boiler.

Outside



Off-road parking to the front for multiple vehicles, with access to the garage and a gate to the rear garden. To the front is a small garden with raised flower beds and a variety of mature trees and shrubs. The rear garden is mainly laid to lawn and bordered by trees and shrubs, with patio areas, two external water taps, and access to the garage.

Useful Information

Tenure Freehold
Council Tax Band (B) £1,873
New kitchen
New boiler
New carpets, apart from bedroom one and the lounge
New front door.
No onward chain

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(91-91) A	
(81-91) B	
(69-80) C	
(55-65) 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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-91) A	
(81-91) B	
(69-80) C	
(55-65) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

