

## 29 Laund Gardens, Galgate, Lancaster, LA2 0LE



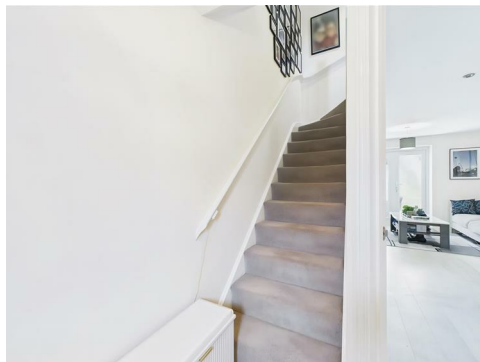
**£170,000**

Perfectly located in a peaceful spot just a short stroll from the heart of the village, this beautifully presented two-bedroom semi-detached home is ready and waiting for its new owners. Thoughtfully designed and immaculately maintained, it's the ideal choice for first-time buyers looking for a home they can move straight into and enjoy from day one.

Inside, you'll find light and welcoming spaces, including a practical ground-floor cloakroom that's perfect for guests. Outside, the property offers the added benefit of allocated parking, making everyday life that little bit easier. From the moment you step inside, this is a home that invites you to settle in and start enjoying all that village life has to offer.

Tucked just south of Lancaster, Galgate is a well-loved village that blends a peaceful setting with excellent connections to the city centre and the M6 motorway — ideal for commuters and those exploring further afield. The village provides a good selection of everyday amenities, including a convenience store, a doctor's surgery, and a friendly local pub. This lovely area also has a wealth of open spaces, canal walks, and countryside on your doorstep. Galgate offers a wonderful balance of tranquillity and convenience for both families and professionals. This property is Freehold.

## Entrance Hallway



Stairs to the first floor, consumer unit, laminate floor, radiator.

## Open Plan Lounge/Kitchen/Dining Area



Kitchen with a double-glazed window to the front, range of crafted cabinets finished in a high gloss, four-ring gas hob and extractor hood, electric oven, breakfast bar, integrated washing machine, stainless steel sink and integrated fridge/freezer. Lounge and dining area with double-glazed patio doors leading onto the garden, laminate floor, radiator, understairs storage cupboard and door to the cloakroom.

## Cloakroom

Wash hand basin, laminate floor, extractor fan, radiator, W.C.

## First Floor Landing



Carpeted floor.

## Bedroom One



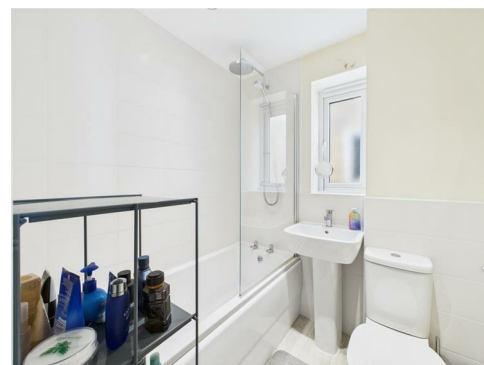
Double-glazed window to the rear, beautiful free-standing wardrobes, radiator, carpeted floor and access to the loft.

## Bedroom Two



Double-glazed windows to the front, radiator, carpeted floor.

## Bathroom



Double-glazed frosted window to the side, panelled bath with thermostatic shower, wash hand basin, heated towel rail, laminate floor, extractor fan, W.C.



## Outside



Allocated parking space to the front, along with convenient visitor parking. The fully enclosed rear garden is mainly laid to lawn, featuring a patio area that's perfect for outdoor seating, and a gate providing access to the side entrance.

## Useful Information

Tenure Freehold

Service Charge £150.00 per annum.

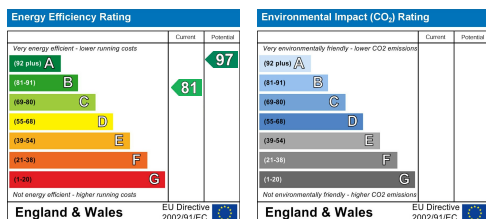
This covers the upkeep of the external landscaping and communal areas.

Gateway Property Management  
New Boiler & Central Heating Filter in 2022

Media Wall Installation in Lounge Area

Council Tax Band (B ) £1,873

Allocated Parking Space & Visitor Parking



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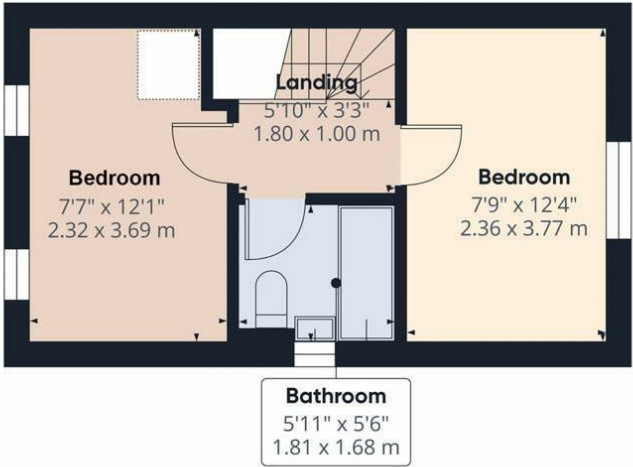


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Ground Floor



Floor 1

Approximate total area<sup>®</sup>

491 ft<sup>2</sup>  
45.6 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 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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