

27 Vernon Crescent, Galgate, Lancaster, LA2 0LX



£240,000



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

Wonderful three-bedroom semi-detached home offering generous living space, ideal for a growing family or first-time buyer. Tucked away at the end of a quiet cul-de-sac in the ever-popular village of Galgate, the property enjoys beautiful rear views across rolling countryside. The home has also benefited from a first-floor extension, creating an additional bedroom and enhancing the overall accommodation.

The property welcomes you with a bright and comfortable lounge that flows through to a spacious kitchen diner, fitted with country cream cabinets that give a warm, traditional feel. From here, the home continues into a lovely sun room, providing a relaxing space to enjoy views over the garden and surrounding countryside. A door from the sun room leads to the large integral garage, which is thoughtfully divided into three useful sections, offering excellent storage and versatile workspace options.

On the first floor are three well-proportioned bedrooms and a family bathroom. The loft room offers excellent potential to create additional living space, subject to the necessary permissions.

Externally, the property benefits from off-road parking to the front alongside a small garden area. The rear garden is fully enclosed and features a raised decked patio, perfectly positioned to make the most of the countryside views and provide an ideal space for relaxing or entertaining.

Galgate is well known for its welcoming community atmosphere and attractive rural surroundings. The Lancaster Canal runs through the village, offering picturesque

waterside walks right on your doorstep, perfect for strolls, morning jogs, or simply enjoying the peaceful setting. Despite its tranquil feel, the property is just four miles from Lancaster city centre, providing excellent access to shops, restaurants, transport links, and Lancaster University.

For those who enjoy the outdoors, both the Lake District and the Forest of Bowland are within easy reach, offering stunning landscapes

Entrance Hallway

Laminate floor, stairs to the first floor, radiator, and cupboard housing the consumer unit.

Lounge



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

Kitchen/Diner



Double-glazed door to the sun room, range of fitted cabinets finished in a country cream, four ring gas hob and extractor hood, electric oven, stainless steel sink, tiled floor, radiator.

Sun Room



Two double glazed velux windows,

double-glazed windows offering views over the garden and countryside, tiled floor, door to the integral garage, and double-glazed door to the garden.

Integral Garage

Large integral garage incorporating two separate rooms. One is currently used for storage, while the other offers excellent potential as a home gym, office, or additional accommodation, subject to any necessary planning permissions. Power, light, double-glazed window to the rear.

First Floor Landing

Split-level with access to the loft, radiator.

Loft Room



Double glazed velux window, carpeted floor. Possible to create additional accommodation, subject to any necessary planning permissions.

Bedroom One



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

Bedroom Two

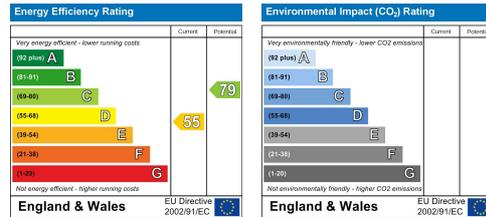


Double-glazed window to the rear, built-in storage cupboard, carpeted floor, radiator.

small garden. Fully enclosed rear garden with a raised decked patio area offering views over the countryside, paved patio area and lawn area.

Useful Information

Tenure Freehold
Council Tax Band (B) £1,873



Bedroom Three



Dual aspect room with double-glazed windows to front and rear, built-in cupboard housing the Ideal combi boiler, carpeted floor, and radiator.

Bathroom



Double-glazed frosted window to the rear, panelled bath with thermostatic shower, heated towel rail, vanity unit with inset ash hand basin, extractor fan, tiled floor, W.C.

Outside

Off-road parking to the front with a



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