

17 Birch Avenue

Galgate, Lancaster, Lancashire, LA2 0LZ

£210,000



Set in the village of Galgate, Birch Avenue is a beautiful 3 bedroom home designed around its private beautiful mature gardens. This is a home where no expense has been spared. From the luxury kitchen through to the bespoke red cedar conservatory, you won't find a home that compares.

This home offers the unexpected including two bathrooms, the most fabulous workshop and a delightful summer house.



A brief description

Welcome to no.17 Birch Avenue in Galgate. A large 3-bed semi with high-quality features, driveway parking, and private gardens to the front and rear. A much-loved family home, this house has been well maintained and upgraded with some unique and costly features. It features a beautiful kitchen, spacious bathroom and specially commissioned conservatory, summerhouse and stained glass.

It is definitely one of a kind at this price point.

Key Features

- A stunning family home with some outstanding bespoke features
- 3 generous bedrooms
- 2 bathrooms including jacuzzi bathroom
- Spacious kitchen with range cooker
- Hi-specification throughout
- Bespoke red cedar glass roofed conservatory
- Beautiful Cottage Garden featuring cedar summer house
- Village location
- EPC Rating - D



About Galgate

Galgate is a thriving village approximately 5 miles south of Lancaster. The West Coast main rail line station at Lancaster can be reached by car in around 20 minutes from the village. Galgate also has easy access to the M6, with junction 33 only a 5-minute drive away.

The Lancaster canal skirts the village and is a 5-minute walk from no.17, giving access to miles of peaceful (off road) walking, which is also ideal for dogs. The village is convenient for Lancaster University, being around a 5-minute drive away or an easy 20-minute walk.



3



2



2



D



What's in the village?

Galgate has excellent nursery and primary school provision. It has a busy (new) village hall and a range of clubs, societies and activities. There is a longstanding bowls club, cricket and football teams as well as allotment gardens. The village hosts one of the longest standing villages shows in the UK, in August each year. There are welcoming churches as well as basic shopping facilities, pubs and garages. There are hairdressers and a small beauty salon, all within walking distance of no.17.

There is a doctor's surgery in the village, which includes a pharmacy. There is a regular library van, which has a limited choice on board but which will deliver books ordered from the main library in Lancaster.

About this home

Built around 1948, this substantial house has cavity wall insulation, full double glazing and a double insulated, Coniston green slate roof. Walk through the front garden, along a bespoke pebble mosaic path, past a feature stone obelisk, into a porch with specially commissioned stained glass panels. Enter this warm and welcoming home through the recent, and secure, composite door.

The living space

Step out of the main hall into a sunny, cosy, lounge, with views over the roses in the front garden. Explore beyond the hall into the light, modern kitchen. The kitchen is of a high specification, including composite stone worktops and an excellent range of fitted cupboards. Ideal for serious or hobby cooks alike. The range cooker and white goods are a bonus inclusion in the sale. There are bespoke oak doors, again with commissioned stain glass panels, which lead from the kitchen through to the dining room. This is a house with a lovely 'flow' for entertaining.

The dining room has plenty of space for a large table and chairs and the current owners entertain here regularly. The dining room opens into a beautiful, fully double glazed, western red cedar conservatory. No polycarbonate here! The garden has been landscaped to sit around the conservatory, almost giving an illusion that you are sat in the garden itself.

Off the kitchen is also a modern, well-insulated room, which is currently used for storage. However, this would easily also make a good utility.

The Bedrooms and Bathrooms

Returning to the hall and moving upstairs, there is a further stained glass window on the landing. There are three bedrooms. The master double bedroom sits at the front and is south facing and sunny. It has a built-in wardrobe. The second double bedroom room sits at the back with peaceful views over the garden and the gardens beyond. It also has a built-in wardrobe.

The third bedroom has been professionally fitted as a study space, ideal for home workers or hobby enthusiasts.

The main bathroom is large and luxurious, containing a 5-piece suite. There is a romantic 2 person Jacuzzi, a large shower cubicle, vanity unit, WC and bidet. There are high-quality Porcelanosa tiles and large mirrors, which make the room very bright and light.

The second bathroom contains a 3 piece suite, with a WC, vanity unit and bidet. This room houses the airing cupboard and is used as a laundry drying room too.

What we like

We love the welcoming feel, the high-quality upgrades and the specially commissioned stained glass.

We also love the wonderful pebble mosaic path which makes such a unique entrance way.



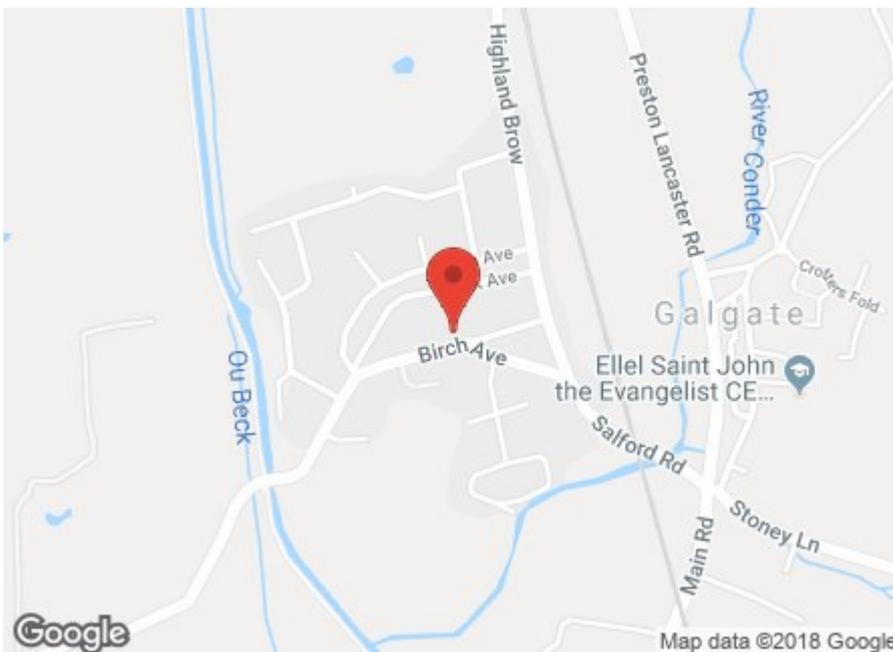
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The Outdoor Space

No.17 sits back from a quiet minor road. The front garden is private and planted with roses and herbs. On still summer nights, it becomes a perfumed garden...

There is driveway parking for 2 cars and a substantial shed for gardening tools, bikes and the like. Walk from the front garden and there is a bespoke, lockable, iron gate, keeping the back garden more secure. Beyond you will see a heavy duty, insulated and powered workshop. Currently used for woodworking this would be useful for anything from a playroom to a studio to overflow accommodation.

Stroll into the garden beyond, this is densely planted and private. Explore the winding pathways, which take in a small fountain, an elegant covered seat and wind their way down to a beautiful, bespoke summerhouse. The summerhouse is also western red cedar, double glazed and insulated. It has a wood burning stove and a ceiling light and so can be used year round. Along the paths are low voltage LED spotlights which bring the garden alive at night.



Extra Information

- This is a home which offers luxury without a high-end price tag
- Carpet, curtains, blinds and light fittings (aside from the central light in the lounge) are also included
- Efficient to run with good insulation, a modern boiler and magnacare system, both serviced annually from new
- Council tax band B, annual cost £1317.67 in 17/18

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