

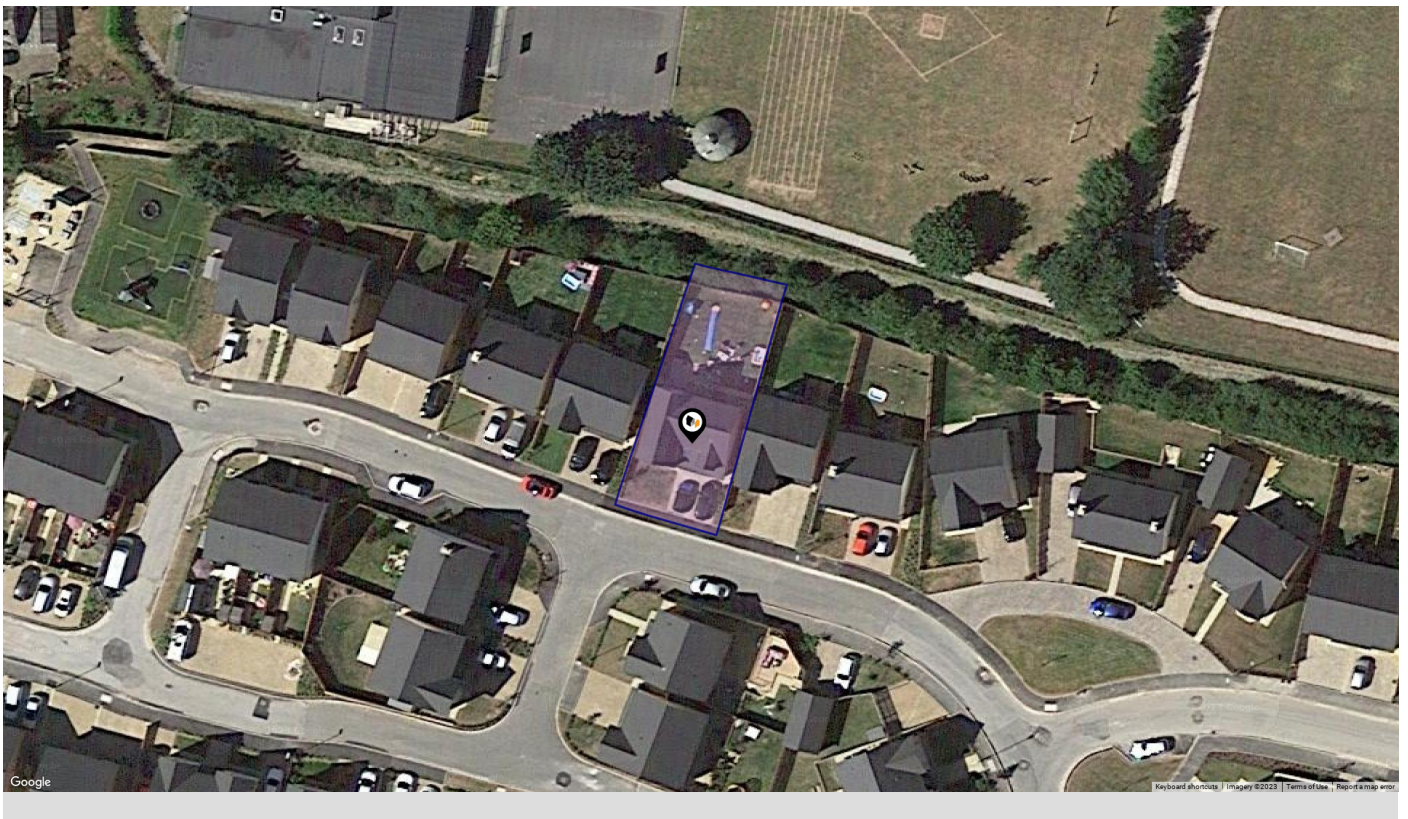


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 23rd January 2023



ARMITAGE WAY, GALGATE, LANCASTER, LA2

Asking Price : £390,000

JDG Estate Agents

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Introduction

Our Comments



Welcome to Armitage Way

Situated just off Stoney Lane in Galgate, Armitage Way runs through a delightful new build housing development. The leafy and attractive area is highly regarded and sought after. Galgate Village itself offers local amenities such as a Spar shop, hairdressers, beauty salon and a few pubs. The location of this particular house is in the heart of the development, surrounded by similar sized homes with families mainly occupying.

The motorway slip road to both the North and South can be reached within a minutes drive, perfect for those who commute. The University of Lancaster is your neighbour, one of Lancaster's key employers.

Property overview

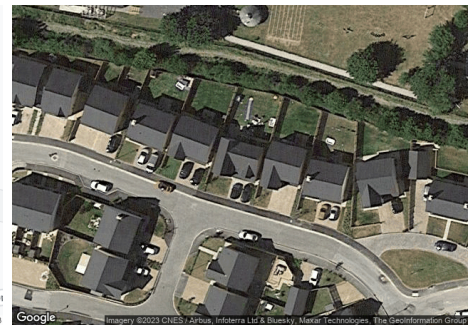
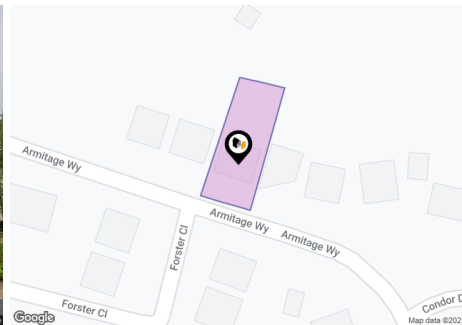
Enter the home into an open and spacious 'mezzanine' style design. Light and inviting decoration is present, evident throughout this special home in fact. A ground floor W.C, additional under stairs storage and access into the integral garage are all available. A well-proportioned front to rear living room provides ample space to both relax and entertain within, with the addition of French doors leading out to the rear garden. A very social kitchen/diner awaits to the rear, perfect for family meals, as a playroom or T/V room. The stylish kitchen is packed with storage and integrated appliances.

Upstairs we have three double bedrooms and a generously proportioned single bedroom. En-suite facilities can be found in the main bedroom and a four-piece family bathroom for the rest of the family. The open landing is kept light and airy with the skylight above allowing plenty of natural light within.

To the rear there is a very private, mainly laid to lawn garden to enjoy, that is a great size and also has a patio area for table and chairs. To the front elevation you will be pleased to know there is off road parking for two cars and access into the integral garage.

Additional information

- A stunning detached home located on a sought after development.
- Beautifully presented throughout
- Upvc double glazed and gas central heated throughout (the combination boiler is located in the garage)
- Integrated garage for storage or further parking, along with a block driveway to the front
- This property is Freehold and there is a residents maintenance fee of approximately £160pa
- Located in a 'Very Low Risk' flood area for rivers and the sea and 'Very Low Risk' area for surface water



Property

| | | | |
|-------------------------|--------------------------------------------|------------------------------------|----------|
| Type: | Detached | Last Sold £/ft²: | £219 |
| Bedrooms: | 4 | Asking Price: | £390,000 |
| Floor Area: | 1,410 ft ² / 131 m ² | Tenure: | Freehold |
| Plot Area: | 0.09 acres | | |
| Year Built : | 2008 | | |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,558 | | |
| Title Number: | LAN205126 | | |
| UPRN: | 10091523731 | | |

Local Area

| | |
|---------------------------|----------------|
| Local Authority: | Lancaster City |
| Flood Risk: | Very Low |
| Conservation Area: | No |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|------------------|
| 18 mb/s | 55 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



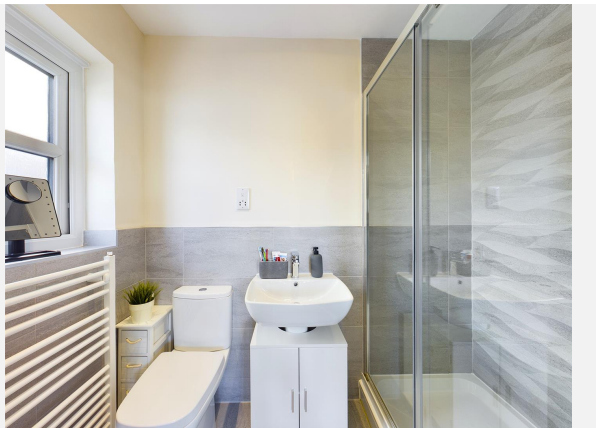
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery

Photos





ARMITAGE WAY, GALGATE, LANCASTER, LA2



Property EPC - Certificate



Armitage Way, Galgate, LA2

Energy rating

B

Valid until 22.01.2028

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

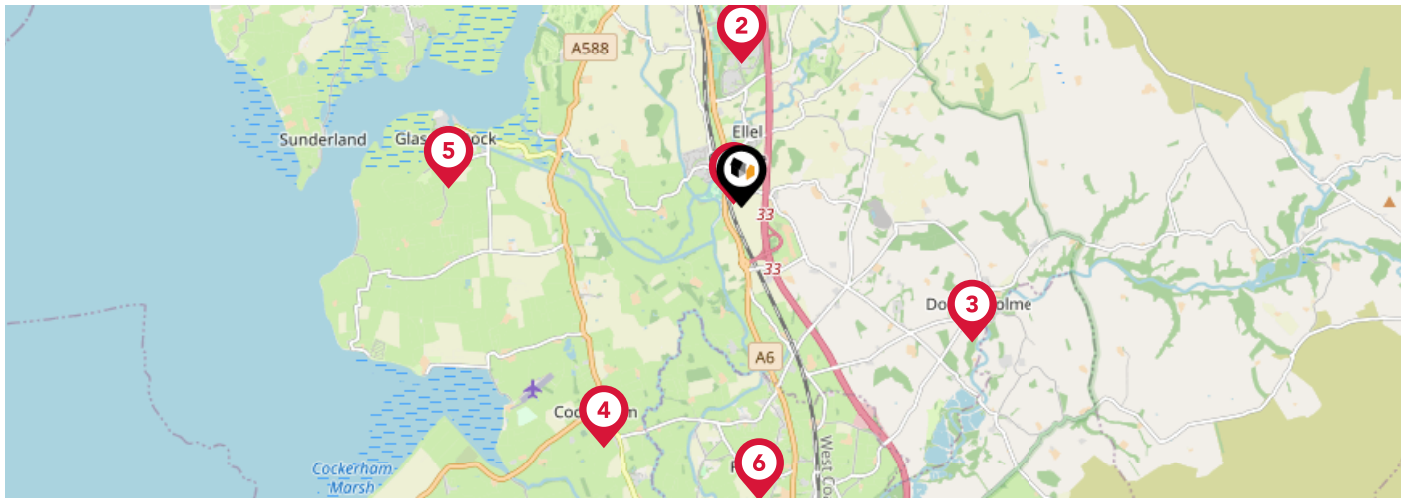
EPC - Additional Data



Additional EPC Data

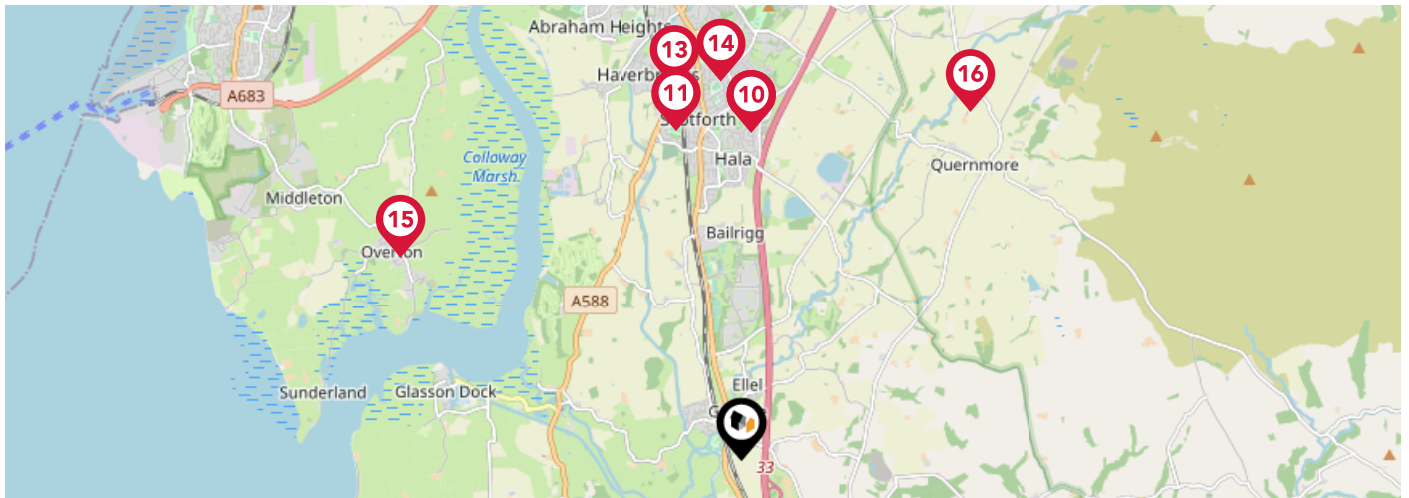
| | |
|-------------------------------------|-----------------------------------------------------------------------------|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Mains gas - this is for backwards compatibility only and should not be used |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.26 W/m ² K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.09 W/m ² K |
| Roof Energy: | Very Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Time and temperature zone control |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Average thermal transmittance 0.23 W/m ² K |
| Total Floor Area: | 131 m ² |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Ellel St John the Evangelist Church of England Primary School Ofsted Rating: Good Pupils: 215 Distance:0.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | University of Lancaster Ofsted Rating: Not Rated Pupils:0 Distance:1.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Dolphinholme Church of England Primary School Ofsted Rating: Outstanding Pupils: 88 Distance:2.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Cockerham Parochial CofE Primary School Ofsted Rating: Good Pupils: 85 Distance:2.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Thurnham Glasson Christ Church, Church of England Primary School Ofsted Rating: Good Pupils: 19 Distance:2.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Forton Primary School Ofsted Rating: Requires improvement Pupils: 72 Distance:2.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Scotforth St Paul's Church of England Primary and Nursery School Ofsted Rating: Outstanding Pupils: 234 Distance:2.73 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Stepping Stones School Ofsted Rating: Outstanding Pupils: 11 Distance:2.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

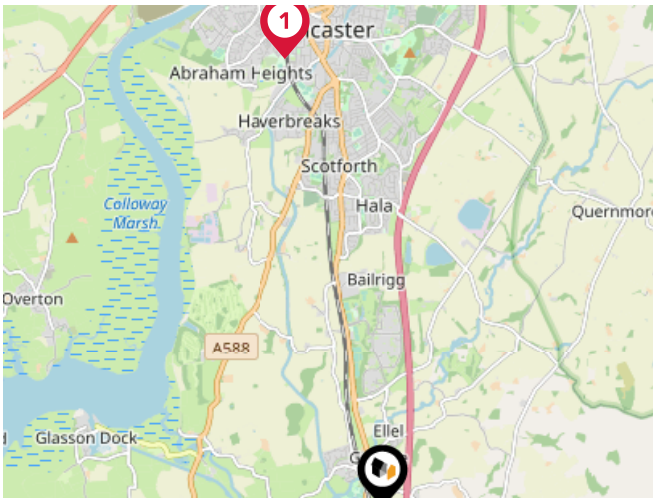
Area Schools



| | Nursery | Primary | Secondary | College | Private |
|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 St Bernadette's Catholic Primary School, Lancaster Ofsted Rating: Outstanding Pupils: 212 Distance:2.85</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Moorside Primary School Ofsted Rating: Good Pupils: 586 Distance:2.85</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Jamea Al Kauthar Ofsted Rating: Good Pupils: 310 Distance:2.92</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Crookhey Hall School Ofsted Rating: Good Pupils: 70 Distance:3.02</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Ripley St Thomas Church of England Academy Ofsted Rating: Outstanding Pupils: 1733 Distance:3.3</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Bowerham Primary & Nursery School Ofsted Rating: Good Pupils: 484 Distance:3.31</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Overton St Helen's Church of England Primary School Ofsted Rating: Good Pupils: 175 Distance:3.45</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Quernmore Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 98 Distance:3.64</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

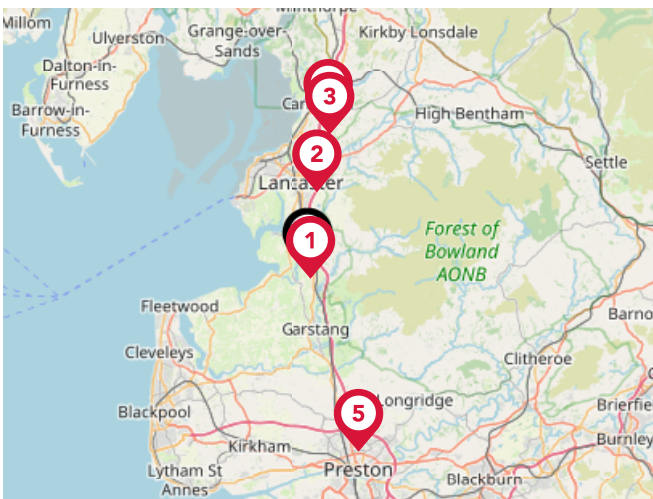
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Lancaster Rail Station | 4 miles |
| 2 | Bare Lane Rail Station | 6.03 miles |
| 3 | Heysham Port Rail Station | 5.87 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------------|-------------|
| 1 | M6 J33 | 0.61 miles |
| 2 | M6 J34 | 5.5 miles |
| 3 | M6 J35 | 9.49 miles |
| 4 | A601(M) J35A | 10.39 miles |
| 5 | M6 J32 | 13.16 miles |

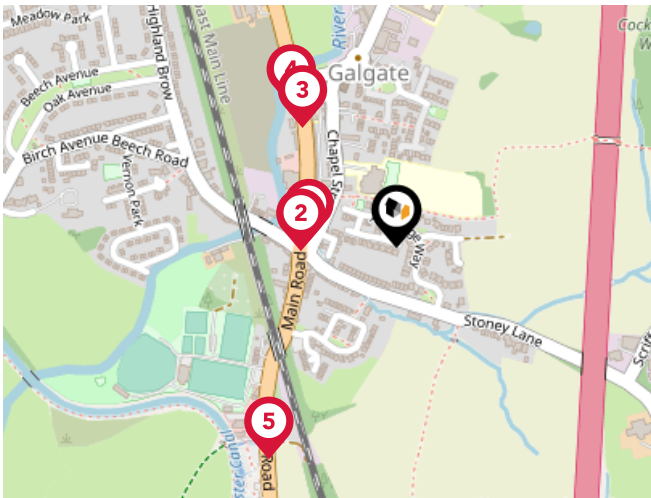


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Blackpool International Airport | 18.11 miles |
| 2 | Liverpool John Lennon Airport | 45.36 miles |
| 3 | Manchester Airport | 48.47 miles |
| 4 | Leeds Bradford International Airport | 46.66 miles |

Area

Transport (Local)



Bus Stops/Stations

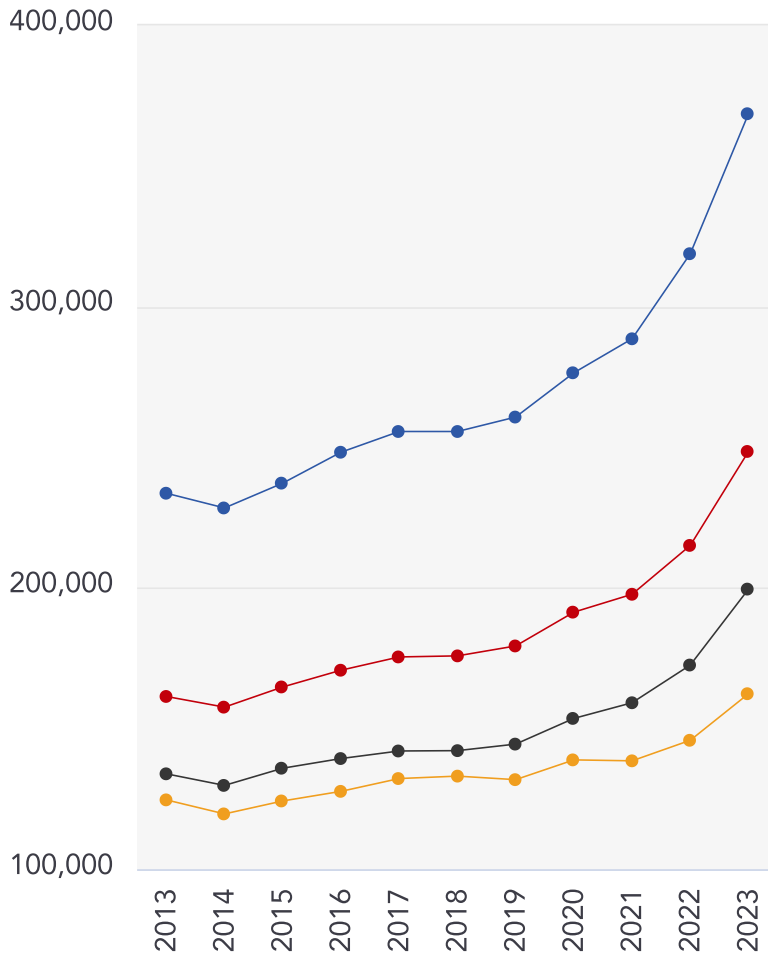
| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Crossroads | 0.1 miles |
| 2 | Crossroads | 0.1 miles |
| 3 | Police Station | 0.17 miles |
| 4 | Police Station | 0.19 miles |
| 5 | Plough Hotel | 0.27 miles |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LA2



Detached

+57.73%

Semi-Detached

+53.95%

Terraced

+49.03%

Flat

+30.27%

Testimonial 1



I used JDG to sell my home and their service was exceptional from start to finish. Their customer service really stood out for me, as did their advice on getting my home ready to market. We had a buyer within a few short weeks of going on the market with them after only two viewings in eight months with a previous agent. Once I accepted the offer, I had a single point of contact in charge of progressing my sale who was always on hand and very friendly.

Testimonial 2



Recently bought a house through JDG. Am so happy with my new home and how all the process went. All their staff are very well trained in giving excellent customer service and this shines through. Would recommend them to anyone.

Testimonial 3



After being let down by another agent, I can't thank JDG Estate Agents enough. What an absolutely brilliant team! Everyone from Eleanor who showed me the home, to Michelle and Boots who provided much needed encouragement, to Cassie and Louisa who kept me in the loop and finally David who left me the keys. A big thank you!



JDG Estate Agents

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
Agency

