

9 Lime Avenue

Galgate, Lancaster, Lancashire, LA2 0NL

£150,000

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If you are searching for a family home in a delightful Village setting, then look no further. With some modernisation and re-decoration here and there, this 3 bed property could be a wonderful home for you and your family.

Floorplan Coming Soon

A brief description

This wonderful 3 bed mid terrace property could be the perfect family home set in the sought after village of Galgate. With a large social living space and great size kitchen/diner to the ground floor, it could be perfect with some decoration throughout.

Storage options are plentiful with an integral outhouse accessed from the kitchen available. The rear garden is low maintenance and offers a private and spacious spot to relax in.

The 3 bedrooms are all great sizes with all three being double rooms. Off road parking for up to 3 cars to the front is a real bonus too!

Key Features

- Mid terrace home
- 3 bedrooms (3 doubles)
- DG and GCH throughout
- Updating required
- Kitchen/diner
- Large low maintenance rear garden
- Wet room installed
- Council Tax band B



Where is Lime Ave?

Tucked away in a quiet residential area of the wonderful village of Galgate is Lime Ave.

Galgate is a thriving village approximately 5 miles south of Lancaster. It is a family orientated village, one which has a true heart and where many activities and classes centre around the popular community centre. There are a range of shops including a large spar shop, 2 popular dining pubs, a beauty salon, hairdressers and several takeaways. The local primary school is highly regarded.

The Lancaster canal skirts the village and is a 10-minute walk away, giving access to miles of peaceful (off-road) walking, which is also ideal for dogs owners.

The village is convenient for Lancaster University, being around a 5-minute drive away or an easy 20-minute walk. Galgate also has easy access to the M6, with junction 33 only a 5-minute drive away.



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Ground floor living

Upon entering through the uPVC front door, immediately to your left is a handy storage cupboard, conveniently housing the meters for the property and providing somewhere to hang your coats, the hallway grants access into the main living room and also stairs up to the 1st floor. As with the majority of this particular home, some decoration and updating maybe required.

Wander through to the bright, spacious and relaxing living room and notice the gas fire focal point to the centre and sliding patio doors leading to the rear garden. A great size room perfect for the family to enjoy. Once more you may wish to re-decorate this room to your taste.

Access in to the kitchen/diner is afforded from the living room. With plenty of fitted units and worktop surfaces all in great condition, this kitchen is ready to go or if you would prefer your own choice, the space available provides plenty of options for a bespoke kitchen. Through an internal door within the kitchen, you will find the attached outhouse - perfect for storage or potentially even conversion.

Toward the front of the property just off the kitchen and open plan - is the dining area. Perfect for families and friends to gather around a large table and enjoy home cooked food.

Bedrooms and bathroom

Lime Ave is blessed with 3 really great size bedrooms. The master bedroom overlooking the front of the property can easily accommodate a large double bed and furniture, with some re-decoration this would be an enviable master bedroom and even provides internal storage.

The second double sits to the rear of the home, overlooking the back garden. A great size once more, perfect for a teenager to retire to in privacy. Finally the third bedroom of the home and unusually a further double - sits to the front once more, providing another perfectly proportioned bedroom.

The landing space itself sits central to the home and also houses the combi boiler for the property. Just off the landing is the wet room. With a modern toilet and wash basin plus aqua boarding surrounding the sower area - it is perfect for cleaning and maintaining. Plumbing for a bath is still available should you wish to re-install.

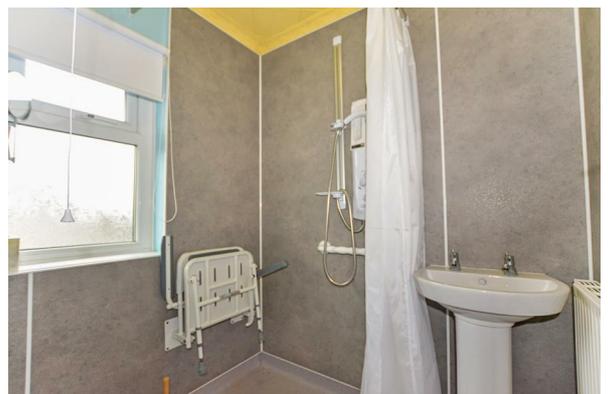
Outside space and out building

Greeting you at the front of the property is a large brick front garden, perfect for off street parking. To the rear of the home is a large, low maintenance garden. Split into to separate areas - there is a patio area directly out of the sliding patio doors - perfect for table and chairs, BBQ's etc. Toward the rear of the garden is further space to enjoy, you may wish to add decking to one corner or maybe even lay some turf for the children.

Access into the out building is also achieved from the rear garden, an expansive space perfect for storage as it stands but also has the potential to be converted into a more habitable room being connected to the house itself.

What we like

It has to be the fact there are 3 double bedrooms available in this house. Or maybe it's the large rear garden?



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Extra Information

- Updating and decoration required throughout
- Combi boiler installed 2013
- Great storage space in the attached outhouse
- GCH and double glazed.
- Off road parking to the front for up to 2 cars

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