



**2 Bed
House - Semi-Detached
located in Galgate**

Jennings
estate agents 

12 Laund Gardens

Galgate

Lancaster

LA2 0LE



Asking price £170,000

Welcome to this delightful semi-detached house located in the peaceful area of Laund Gardens, Galgate, Lancaster. This property offers a perfect blend of comfort and practicality, making it an ideal home for families or those seeking a tranquil living environment.

Upon entering, you will find a spacious reception room that provides a warm and inviting space for relaxation and entertaining guests. The room is well-lit, creating a pleasant atmosphere for family gatherings or quiet evenings in.

The house boasts three well-proportioned bedrooms, each offering ample space for furnishings and personal touches. These rooms are perfect for family members or can be transformed into a home office or guest room, depending on your needs.

The property includes a modern bathroom, designed for both functionality and comfort. It is equipped with essential amenities, ensuring a pleasant experience for daily routines.

Outside, the semi-detached nature of the house allows for a manageable garden space, ideal for outdoor activities or simply enjoying the fresh air. The location in Galgate provides a peaceful setting while still being conveniently close to local amenities and transport links, making it easy to access the vibrant city of Lancaster.

Hall

Stairs leading to the first floor landing. Radiator.

Cloakroom / WC

Two piece suite comprising: wash hand basin and a low level WC. Double glazed uPVC window to the front. Radiator.

Lounge

8'12" x 15'2" (Recess)

Double glazed uPVC window to the front. Electric fire with a surround. Understairs storage cupboard and a double radiator.

Kitchen Diner

8'2" x 12'8"

Modern fitted kitchen with a range of wall and base units comprising: one and a half stainless steel sink unit, electric oven, four ring gas hob and a stainless steel extractor fan. Space for a washer, dryer and fridge freezer. Double glazed uPVC window and uPVC French doors leading to the rear garden. Downlights and a radiator.

First Floor

First Floor Landing

Access to the loft.

Master Bedroom

8'2" x 12'8"

Double glazed uPVC window to the rear. Radiator.

Bedroom Two

8'4" x 12'11"

Two double glazed uPVC windows to the front. Radiator. Overhead storage cupboard.

Bathroom

Three piece suite comprising: bath, overhead shower, wash hand basin and a low level WC. Heated towel rail and downlights.

Exterior

Front Garden

Tarmac driveway providing ample parking.

Rear Garden

Paved patio area, artificial grass and a garden shed.

Additional Information

We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

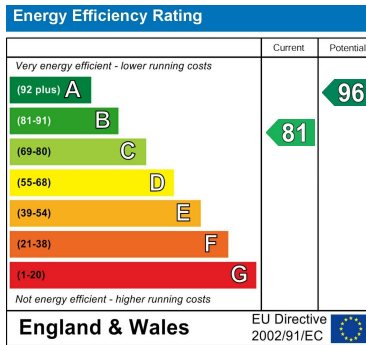


Laund Gardens Galgate, Lancaster, LA2 0LE



Ground Floor

First Floor



EPC Rating: B
Council Tax Band: B

DIRECTIONS

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