



Vernon Crescent

GALGATE



## 61 VERNON CRESCENT



Welcome to 61 Vernon Crescent, situated in the peaceful village of Galgate, just south of Lancaster. This charming cul-de-sac offers a delightful family-oriented neighbourhood with a rural ambiance and convenient access to central Lancaster and the M6 motorway.





# Why Galgate?

GALGATE IS A VILLAGE LOCATED THREE MILES SOUTH OF LANCASTER. ITS NAME, LIKELY DERIVED FROM "GALLOWAY GATE," REFLECTS ITS HISTORICAL CONNECTION TO CATTLE DRIVING ROUTES. HISTORICALLY, THE VILLAGE THRIVED ON AGRICULTURE AND LATER BENEFITED FROM THE INDUSTRIAL REVOLUTION WITH SEVERAL MILLS ALONG THE RIVER CONDER.

TODAY, GALGATE IS PRIMARILY RESIDENTIAL, WITH MANY RESIDENTS COMMUTING TO LANCASTER AND NEARBY TOWNS. IT OFFERS ESSENTIAL AMENITIES SUCH AS A PRIMARY SCHOOL, LOCAL SHOPS, PUBS, AND A VILLAGE HALL. THE LANCASTER CANAL ADDS TO ITS SCENIC CHARM AND RECREATIONAL OPPORTUNITIES.

WELL-CONNECTED BY THE A6 ROAD, REGULAR BUS SERVICES, AND PROXIMITY TO THE M6 MOTORWAY, GALGATE IS EASILY ACCESSIBLE. NOTABLE LANDMARKS INCLUDE ST. JOHN THE EVANGELIST CHURCH AND THE GALGATE MARINA. THE VILLAGE'S MIX OF HISTORICAL CHARM AND COMMUNITY SPIRIT MAKES IT A SIGNIFICANT PART OF THE LANCASTER DISTRICT.

## Galgate Village





*Take a closer look...*



Property Type:

*Semi-detached*

Square Footage:

*591 sqft*

Council Tax Band

*B*

EPC Rating

*discuss with the office*

Tenure

*Freehold*



PARKING



GARAGE



GARDEN



OUTSIDE, A PRIVATE GARDEN AWAITS, COMPLETE WITH A PATIO FOR AL FRESCO DINING, A LUSH LAWN FOR OUTDOOR ACTIVITIES, AND A SUPERB GARAGE FOR CONVENIENCE AND PRACTICALITY.





Zzz...ooo







# WHERE CAN I FIND...



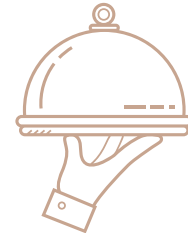
The Closest School?

St John Church of England  
Primary School is just 0.5  
miles away!



The Local Shop?

Galgate SPAR is just 0.4  
miles from your  
doorstep.



A Delicious Meal?

Bay Horse Inn and it's  
fabulous menu awaits you,  
only 2.1 miles away.



Somewhere Nice to Walk  
the Dog?

The River Conder can be  
accessed just 0.2 miles from  
your home.



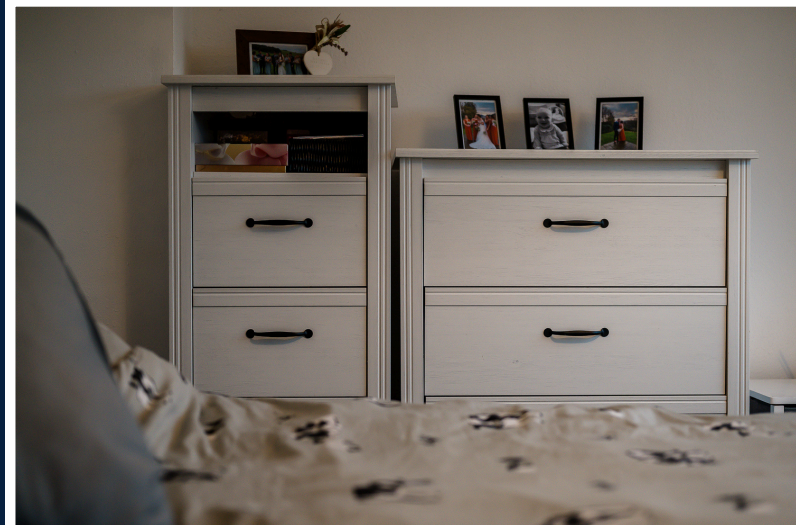
A Refreshing Pint?

The Plough is just 0.4 miles  
away, you could walk home in  
under 10 minutes!

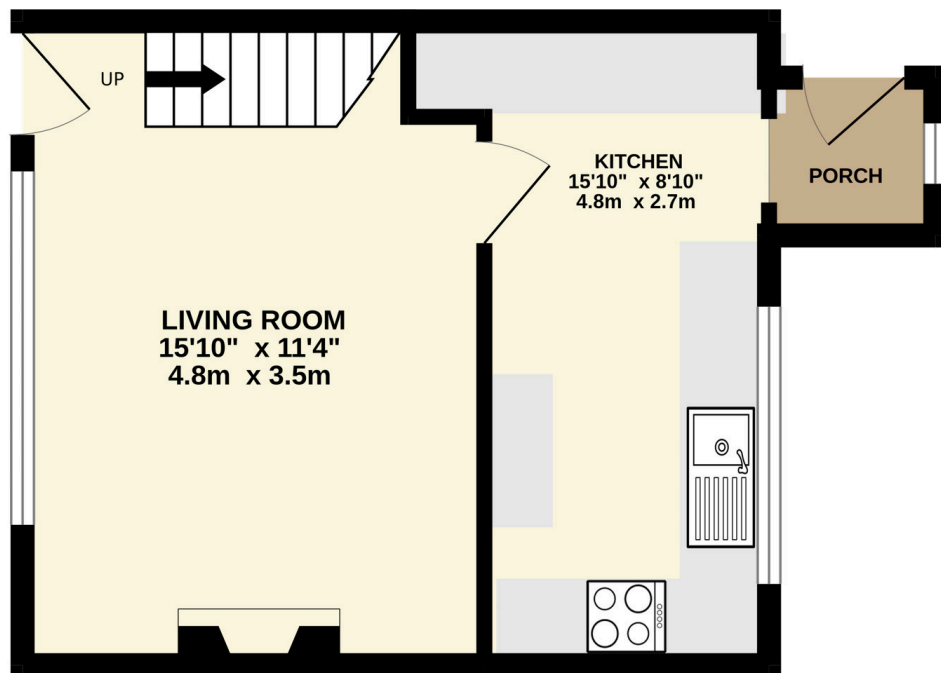


Your Local Property Experts?

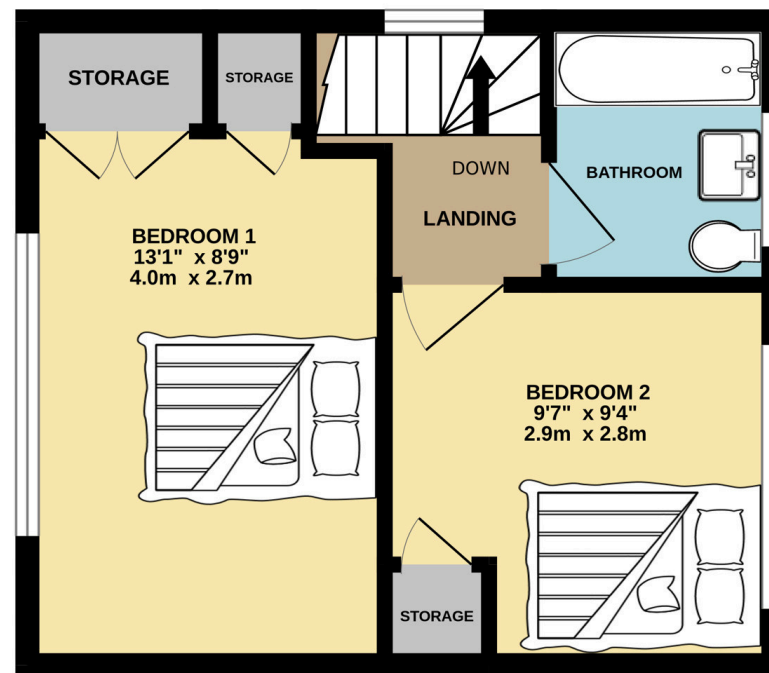
Our office is a 17 minute drive  
away - pop in to say hello,  
anytime!



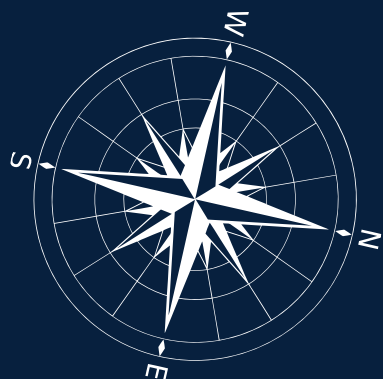




Ground Floor



First Floor



Total Floor Area: 591 sq.ft (54.9 sq.m) approx.

Ground Floor: 301 sq.ft (27.9 sq.m) approx.

First Floor: 290 sq.ft (27.0 sq.m) approx.

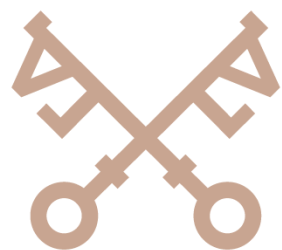
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



61, Vernon Crescent, Galgate, Lancaster, LA2 0LX



[///thunder.event.daffodils](http://thunder.event.daffodils)



**lunevalley**  
**ESTATES.**

015242 56625 | [team@lunevalleyestates.com](mailto:team@lunevalleyestates.com) | [www.lunevalleyestates.com](http://www.lunevalleyestates.com)