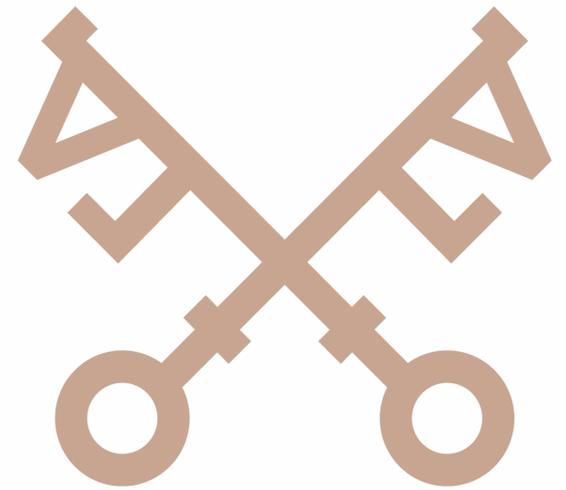




12 Vernon Park
Galgate

 **lunevalley**
ESTATES.

12 VERNON PARK, GALGATE



Boasting an exceptionally large and beautifully landscaped rear garden, this impressive three-bedroom mid-terrace home offers stylish accommodation finished to an outstanding standard throughout. Perfectly combining modern living with impressive outdoor space, this home provides a rare opportunity to acquire a property with such a fabulous garden in this location. The garden benefits from an impressive covered outdoor kitchen and entertaining area, thoughtfully designed to create the perfect space for year round outdoor living. This fantastic addition features a dedicated kitchen preparation area and generous open-plan seating space, making it ideal for hosting family gatherings, summer barbecues or relaxed evenings with friends. Sheltered by a covered structure, the space can be enjoyed in all seasons and provides a seamless extension of the main living accommodation. The area is further complemented by a convenient WC, enhancing both practicality and comfort when entertaining outdoors.



Property Type:

*Terrace
House*

Square Footage:

1436 sqft

Council Tax Band:

B

EPC Rating:

D

Tenure

Freehold

Take a closer look...





Why Galgate?

LOCATED WITHIN THE SOUGHT AFTER VILLAGE OF GALGATE, THE PROPERTY ENJOYS A CHARMING SEMI RURAL SETTING WHILE REMAINING CONVENIENTLY CLOSE TO THE HISTORIC CITY OF LANCASTER. THE VILLAGE OFFERS A WELCOMING COMMUNITY ATMOSPHERE ALONG WITH A RANGE OF LOCAL AMENITIES INCLUDING GP SURGERY SHOPS, PUBS, PRESCHOOLS AND EVERYDAY CONVENIENCES. EXCELLENT TRANSPORT LINKS ARE CLOSE BY, WITH EASY ACCESS TO THE M6 (JUNCTION 33) MAKING IT IDEAL FOR COMMUTERS TRAVELLING TO LANCASTER, PRESTON AND BEYOND. REGULAR BUS ROUTES ALSO CONNECT THE VILLAGE TO LANCASTER CITY CENTRE, WHERE A WIDER RANGE OF SHOPPING, DINING AND LEISURE FACILITIES CAN BE FOUND. SURROUNDED BY BEAUTIFUL COUNTRYSIDE AND SCENIC CANAL SIDE WALKS, GALGATE PROVIDES THE PERFECT BALANCE OF VILLAGE CHARM AND MODERN CONVENIENCE, MAKING IT AN INCREASINGLY POPULAR LOCATION FOR BUYERS.

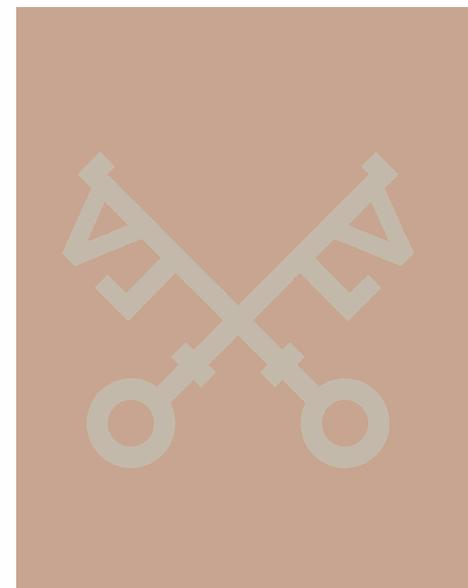
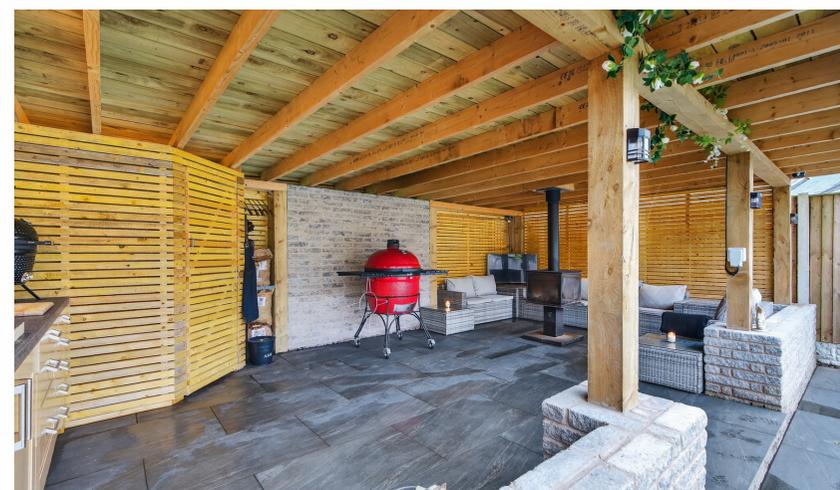
12 Vernon Park, Galgate





TO THE REAR OF THE PROPERTY IS AN IMPRESSIVE OPEN-PLAN KITCHEN DINER, THOUGHTFULLY DESIGNED TO FORM THE TRUE HEART OF THE HOME. OFFERING AMPLE SPACE FOR COOKING, DINING AND SOCIALISING, THIS MODERN SPACE IS IDEAL FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING GUESTS. THE DINING AREA IS FURTHER ENHANCED BY PATIO DOORS LEADING DIRECTLY OUT TO THE GARDEN, CREATING A WONDERFUL CONNECTION BETWEEN INDOOR AND OUTDOOR LIVING AND ALLOWING NATURAL LIGHT TO FLOW BEAUTIFULLY THROUGH THE SPACE.





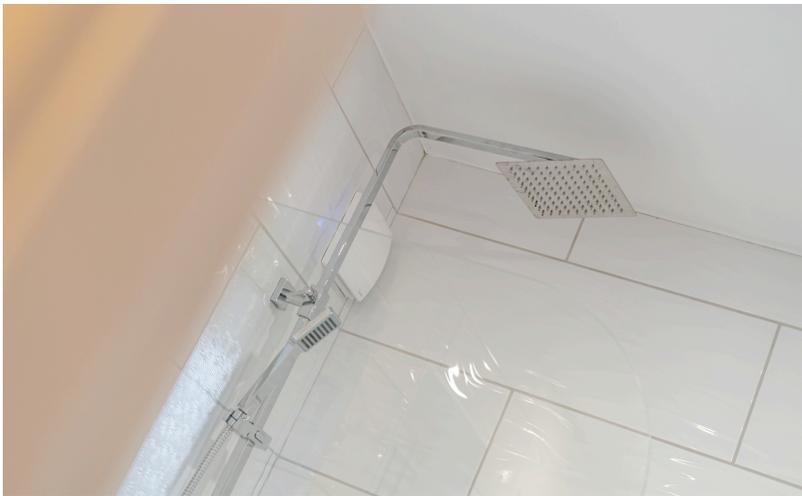






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WHERE CAN I FIND...



Schooling?

Ellel St John - 4 Minute drive &
9 Minute Walk
Lancaster University - 5 Minute
Drive



The Local Shop?

Spar (Galgate) - 2 Minute
Drive & 5 Minute Walk



A Delicious Meal?

Bay Horse Inn - 5 Minute
Drive



Somewhere Nice to Walk the Dog?

The Village Green 1 Minute
Walk & Galgate

Waterside/Canal - 4 Minute
Walk



A Refreshing Pint?

The Plough - 9 Minute Walk &
Good Pub Food



Closest Transport Links
Bus - Crossroads Stop - 5
Minute Walk

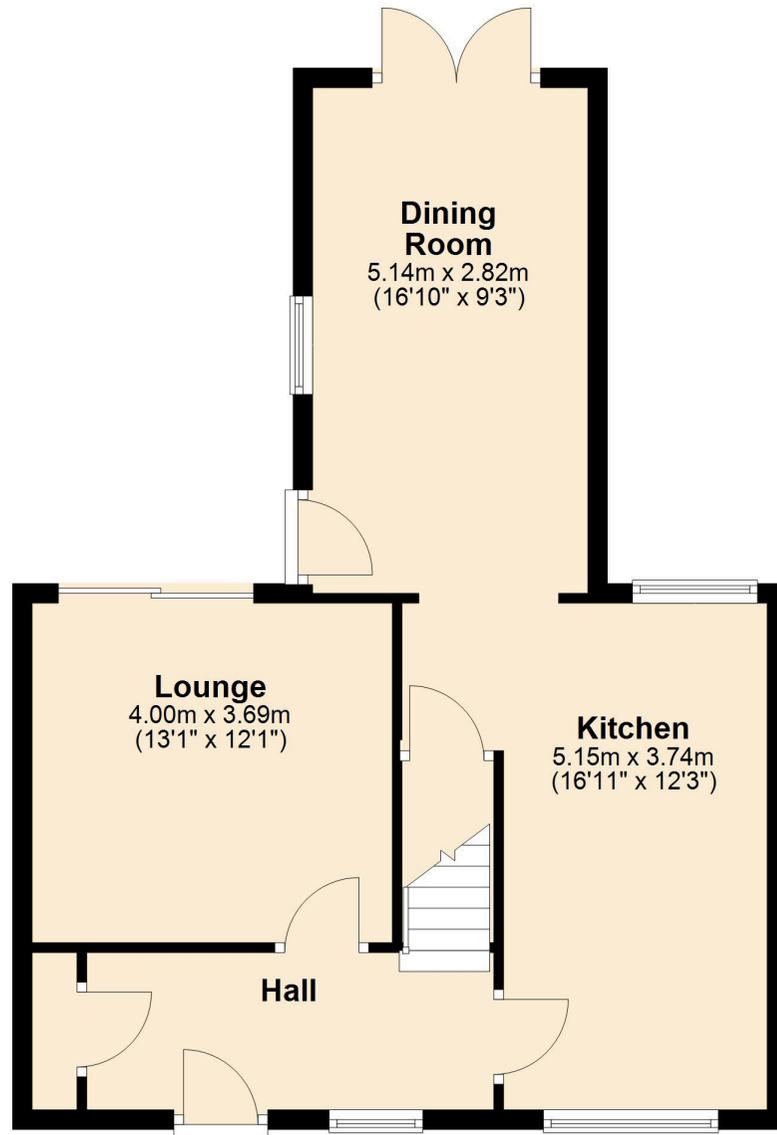
Rail - Lancaster Station - 15
Minute Drive





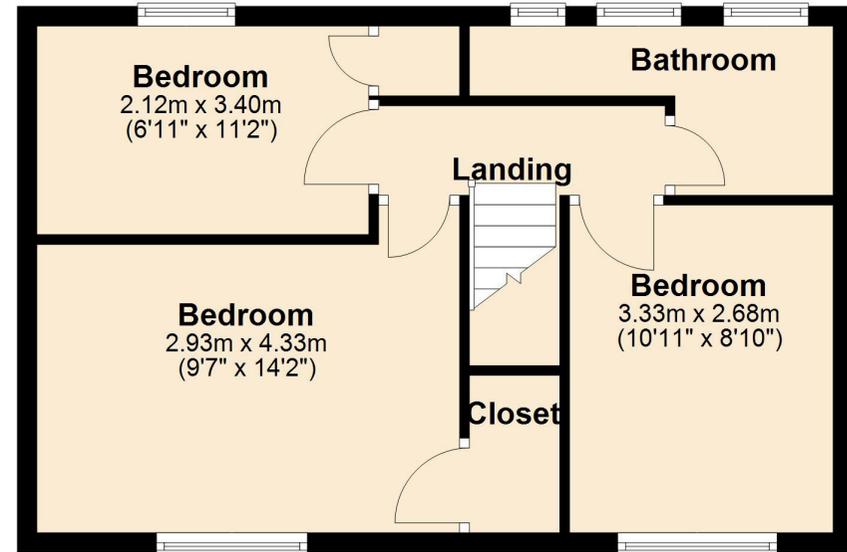
Ground Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



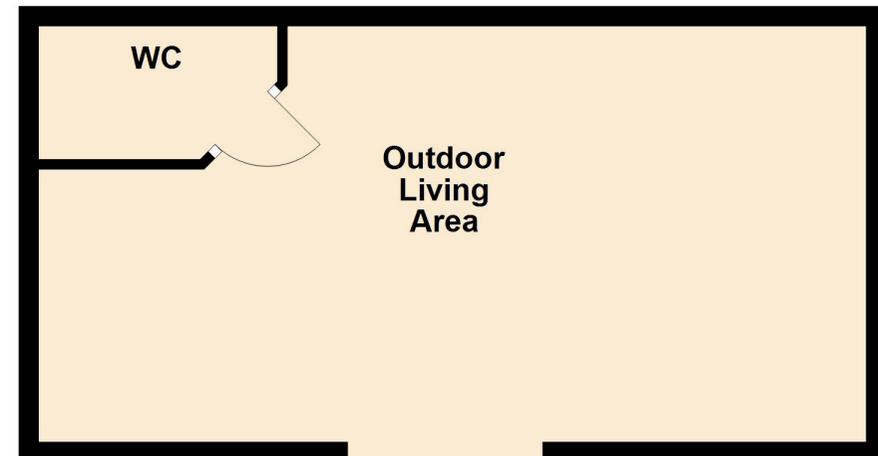
First Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



Outdoor Kitchen Area

Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 133.5 sq. metres (1436.5 sq. feet)

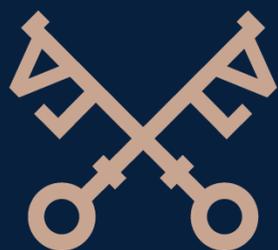
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any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

12 Vernon Park
Galgate

12 Vernon Park, Galgate, Lancaster, LA2 0LU



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