



89 Balmoral Road
Morecambe, LA3 1BH

House - Semi-Detached

Price Guide

£235,000

89 Balmoral Road Morecambe, LA3

House - Semi-Detached

MIGHTYHOUSE
ESTATES

Overview

- NO CHAIN
- SEVEN BEDROOMS
- TWO RECEPTION ROOMS
- DETACHED DOUBLE GARAGE
- SIDE GARDENS
- SEMI DETACHED
- TWO SHOWER ROOMS
- LARDER ROOM
- OFF ROAD PARKING
- GREAT LOCATION

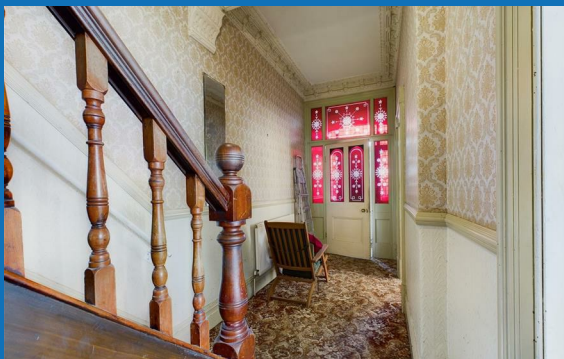
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Entrance Vestibule

An ornate glass door to hallway

Entrance Hallway

Stairs to the first floor, carpeted floor, original coving, radiator.

Lounge

Double glazed bay window to front, wooden surround gas fire with inset gas fire, radiators, carpeted floor.

Dining Room

Double glazed bay window to side, tiled fireplace with inset gas fire, carpeted floor, radiator.

Inner Hallway

Door to the rear garden, vinyl flooring and steps down to the larder room.

Larder room.

Steps down from the hallway, shelving and storage space, meters and water stop tap.

Kitchen/Diner

Double-glazed window to side, range of matching wall and base units, stainless steel sink, vinyl flooring, radiator, plumbing for washing machine, free-standing eclectic cooker, Worcester combi boiler, steps down to shower room.

Shower Room

Skylight, wash hand basin, radiator, shower cubicle, W.C.

First Floor Landing

Split level, carpeted floor, radiator, stairs to the second floor.

Bedroom One

Double glazed windows to front and side, tiled fireplace with inset gas fire, carpeted floor, radiators.

Bedroom Two

Double glazed window to front, original storage cupboard, wooden surround fireplace with an open fire.

Bedroom Three

Double glazed to side, original dresser cabinet, radiator, carpeted floor.

W.C.

Double-glazed window to front, vinyl flooring, W.C.

Second Floor Landing

Split level with a walk-in storage cupboard and two loft hatches.

Bedroom Four

Double-glazed window to side, wood flooring, radiator, wash hand basin, tiled fireplace with open fire.

Bedroom Five

Double glazed windows to front and side, original cast iron fireplace, radiator, carpeted floor.

Bedroom Six

Double-glazed window to front, carpeted floor, radiator.

Bedroom Seven

Double glazed window to rear, carpeted floor, radiator.

Shower Room

Double-glazed frosted window to side, shower cubicle with thermostatic shower, fully tiled, radiator, vinyl floor, wash hand basin, W.C.

Outside

Pretty gardens to the front and side with raised flower beds. Large rear yard with double gates, off-road parking and access to the double garage.

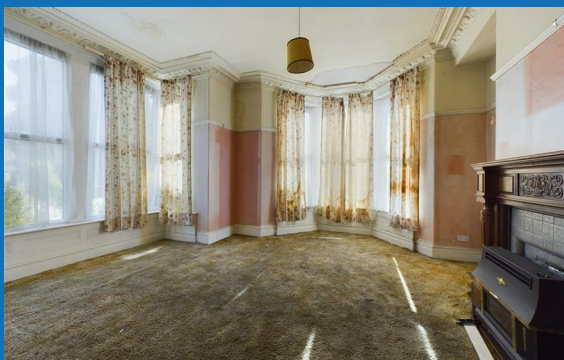
Garage

Detached double garage with a remote control fob to open the door.

Useful Information

Tenure Freehold
Council Tax Band (C) £1917.88

NO ONWARD CHAIN



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	78	78	78
55	55	55	55
35	35	35	35
15	15	15	15

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.