



156 Balmoral Road, Morecambe,
Lancashire, LA3 1HW

156, Balmoral Road, Morecambe

The property at a glance **3** **1** **2**

- Superb Three Bedroom Semi Detached Property
- Fantastic Family Home
- Generous Kitchen Diner & Utility
- Bay Fronted Lounge with Log Burner
- Modern Bathroom with Separate WC
- Double Glazing (Installed 2019) & Gas Central Heating
- Driveway with Space for Several Vehicles
- Spacious Workshop to Rear
- Delightful Rear Garden
- Popular Location close to Sea Front

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£230,000

Get to know the property



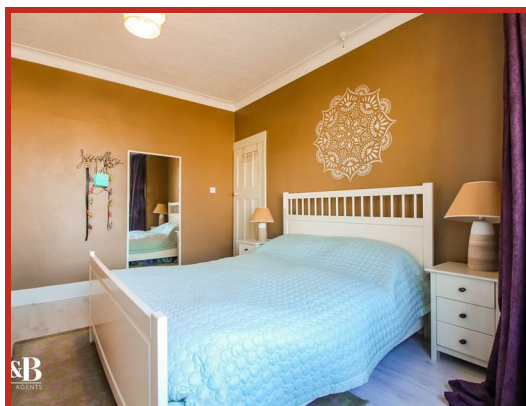
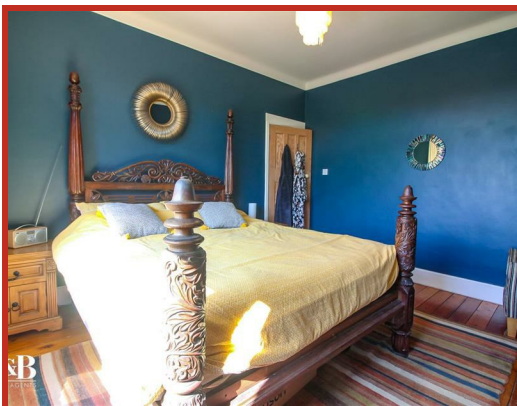
Fantastic three bedroom semi detached family home situated in a popular residential area, within walking distance of Morecambe Sea Front. Boasting ample off road parking, spacious workshop and a delightful rear garden! OFFERED WITH NO CHAIN DELAY!

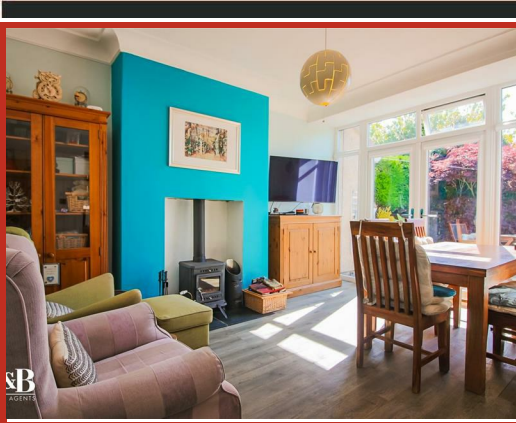
One of the standout features of this property is the spacious workshop that presents a fantastic opportunity for those with hobbies or projects in mind, whether it be a workshop, storage area, or a creative space to bring your ideas to life.

To the ground floor, upon entrance to the property the wide and welcoming hallway benefits from an under stairs storage cupboard and leads through to the spacious lounge with a bay window to the front elevation and feature log burner which creates a cosy ambience. At the end of the hallway you step into the generous kitchen diner - having been opened up by the current owners to create open plan living, which is popular with the modern family. The dining area also features a log burner stove and patio doors which fill the room with natural light and open out to the rear garden. Additionally, the ground floor benefits from a utility area positioned just off the kitchen.

Rooms to the first floor include two double bedrooms, a good size single bedroom - currently used as a dressing room, but would alternatively make an ideal home office - and a stylish bathroom with separate WC. The contemporary bathroom offers a two piece suite comprising bath with wall mounted shower and wash hand basin set on a vanity unit - partly tiled to complement.

Situated in a popular residential area of Morecambe, the property is in an ideal location close to the sea front with nearby local amenities including shops, schools and bus routes. Morecambe Town Centre is easily accessible, offering a wider range of amenities. Nearby transport links include Morecambe train and bus stations and the Bay Gateway link road provides improved access to the M6 motorway.





Entrance Hall

UPVC door into entrance hall, radiator, coving, dado rail, doors to lounge and kitchen/diner, stairs to first floor and real wood flooring.

Lounge

UPVC bay window, radiator, coving, built in surround sound, multi fuel log burner with wooden mantel and slate hearth and tiled flooring.

Kitchen/Diner

UPVC window, radiator, mix of panelled wall and base units with real wood worktops, sink and draining board with fully adjustable mixer tap, counter top stone basin with mixer tap, tiled splashback,, extractor fan, space for oven, fridge/freezer, washing machine and dishwasher, laminate and tiled flooring, spotlights, multi fuel log burner with slate hearth, UPVC doors to rear and side exterior.

First Floor

Landing

UPVC window, loft access, smoke alarm, doors to bedroom one, two, three, bathroom and WC.

Bedroom One

UPVC window, radiator, coving and real wood flooring

Bedroom Two

UPVC bay window, radiator, coving and laminate flooring

Bedroom Three

UPVC window, radiator, coving and real wood flooring

Bathroom

UPVC window, panel bath with mixer tap, direct feed rain shower with rinse head attachment over bath, vanity area with counter top wash basin and mixer tap, partially tiled surround, heated towel rail and tiled flooring.

WC

UPVC window and low flush WC.

External

Front

Block paved driveway with space for several vehicles and gated access down the side of the property.

Rear

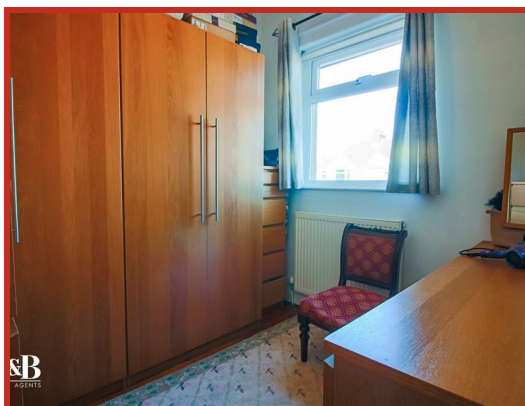
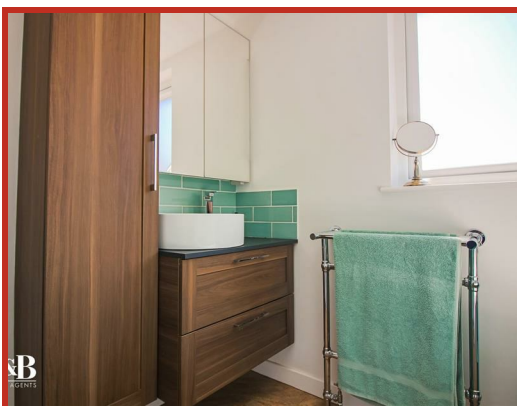
The wonderful rear garden offers a paved patio area, ideal for outdoor seating, outside tap with hot and cold water, a lawned area with well stocked flower and shrub border.

Workshop

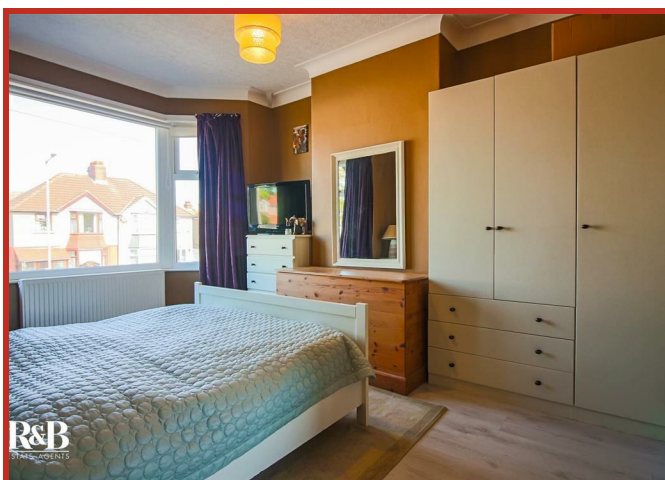
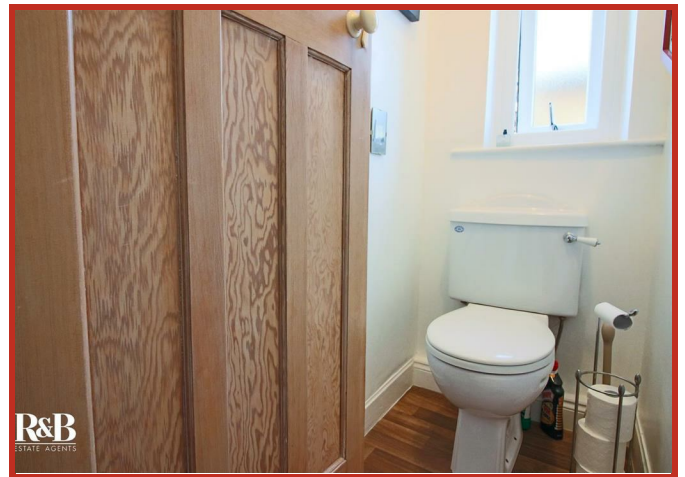
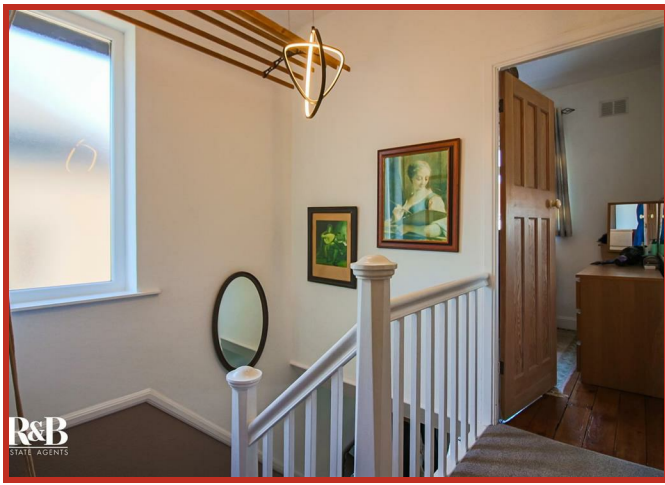
Large workshop (8.89m x 4.08m) with power, lights and heating.

Disclaimer

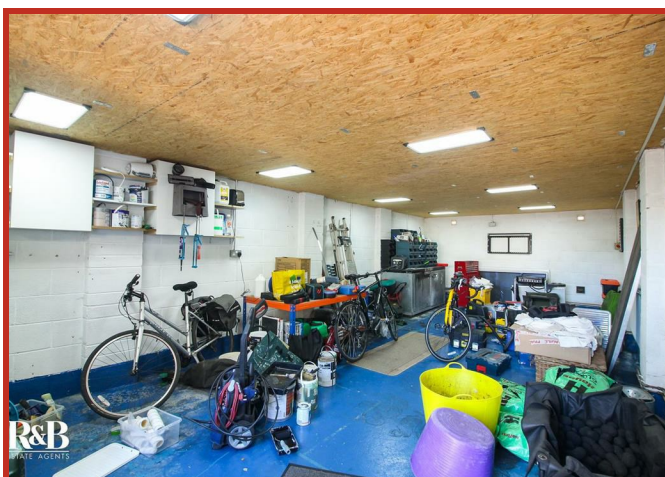
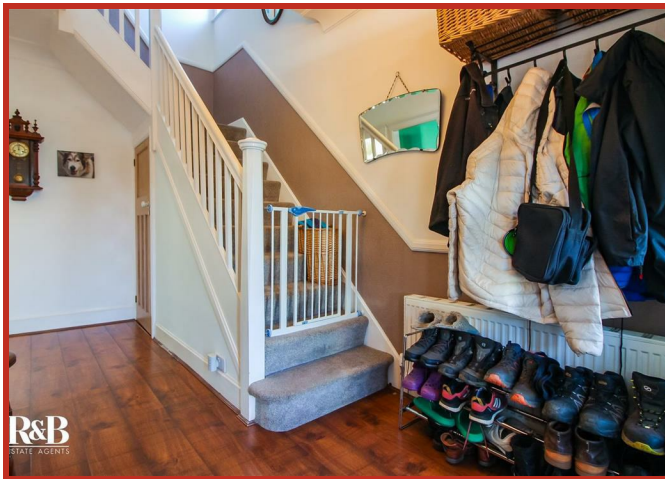
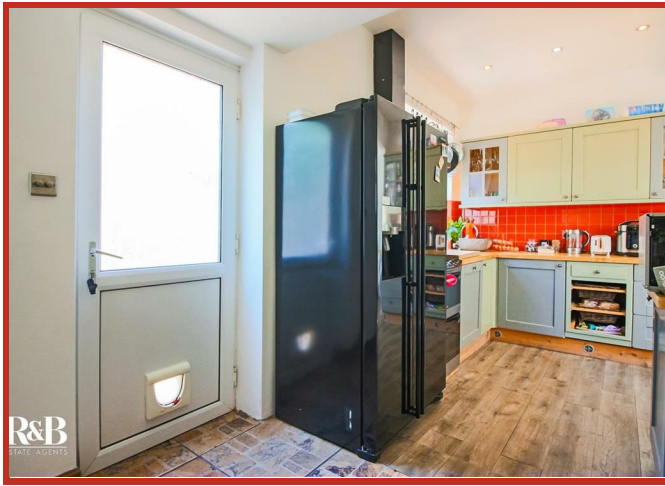
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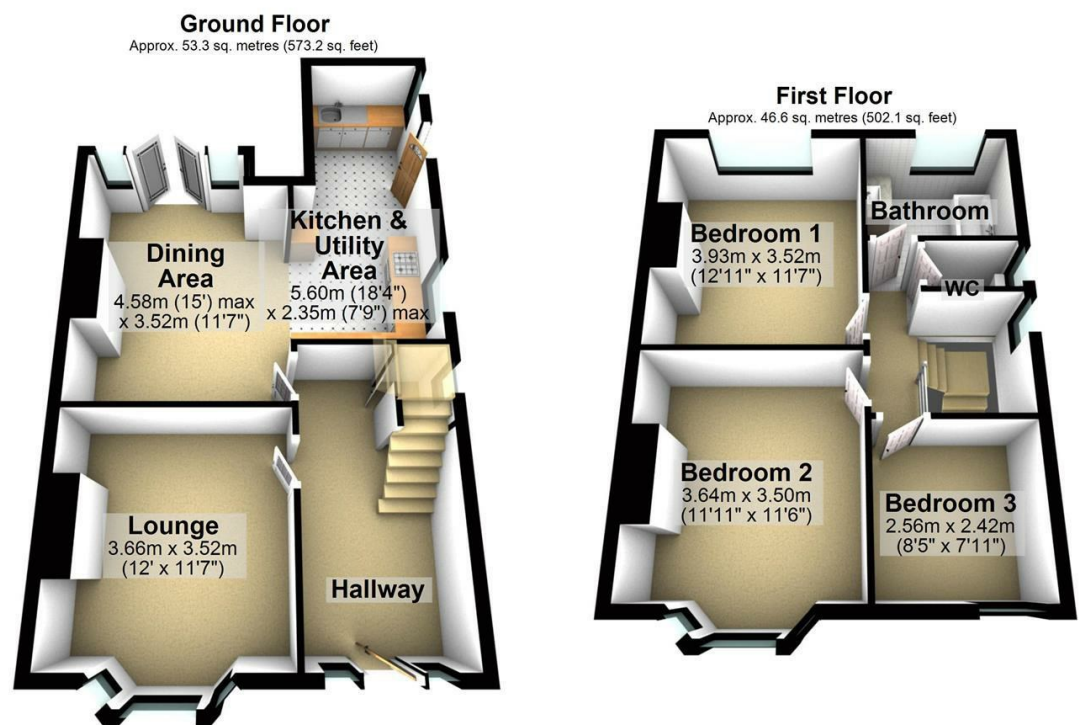
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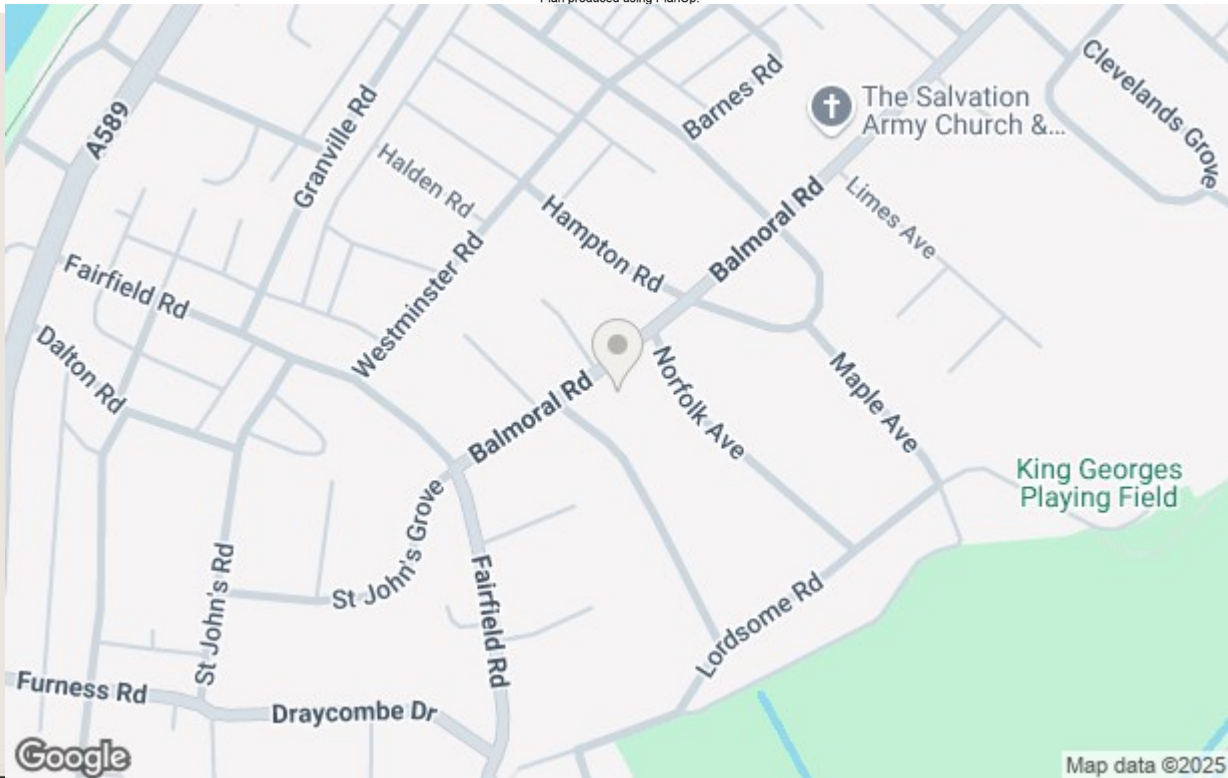
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Take a nosey round



Total area: approx. 99.9 sq. metres (1075.3 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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