



56 Balmoral Road,
Morecambe, LA4 4JP

56, Balmoral Road, Morecambe

The property at a glance

4  2  2 

- Generous Semi Detached Family Home
- Four Bedrooms; One with En Suite
- Two Well Proportioned Reception Rooms
- Stylish, Modern Fitted Kitchen
- Double Glazing & Gas Central Heating
- Contemporary Shower Room
- Paved Driveway & Garage with Storage Outbuilding
- Council tax band C
- EPC Rating D
- Freehold

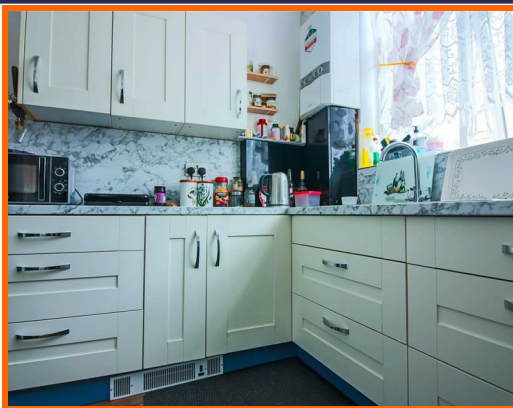


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£260,000

Get to know the property

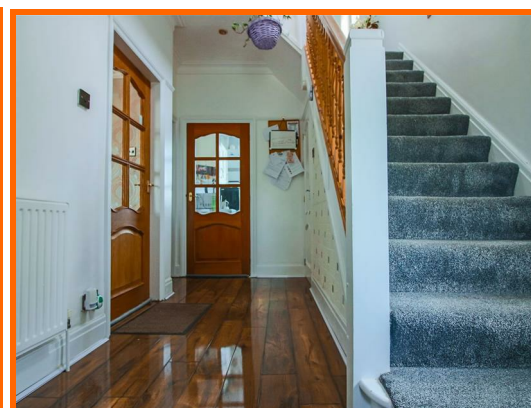
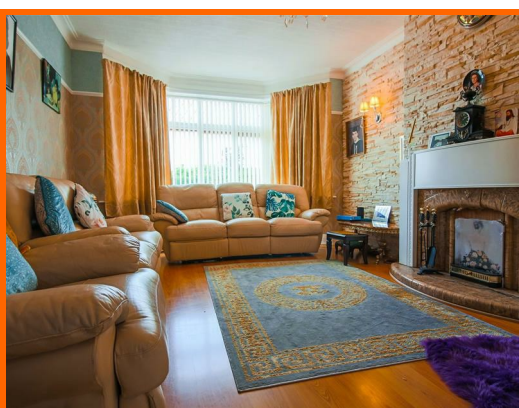


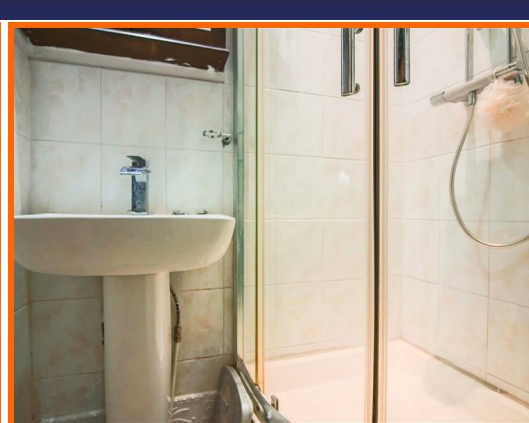
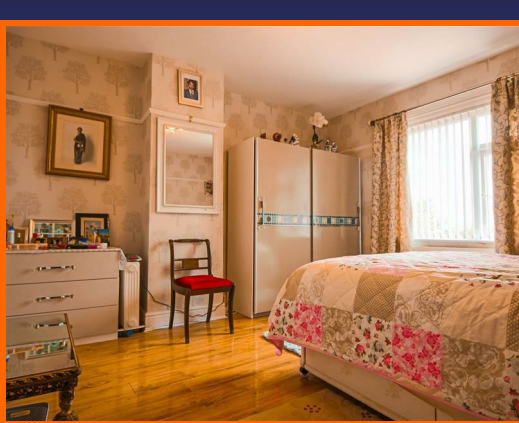
Generously proportioned semi detached family home offering four bedrooms - one with an en suite - and further benefiting from an Indian stone driveway, attractive rear garden and garage with storage outbuilding.

Upon entrance to the property you step through the entrance porch into the welcoming hallway, with traditional spindled staircase leading to the first floor and access to all ground floor rooms. The bay fronted lounge is a good size reception room with feature fireplace, ceiling coving and picture rail. The spacious dining room has a half glazed door set into a bay with windows either side, leading out to the rear garden - making this a great space for hosting guests.

At the end of the hallway is the kitchen which offers a range of modern all and base units in cream with marble effect worktops, space for freestanding fridge freezer and space for range cooker with marble effect tiled surround and fitted extractor hood above.

Rooms to the first floor include two double bedrooms, a good size single bedroom and the family shower room with double walk in shower enclosure, vanity wash hand basin and low flush WC, plus an additional WC adjacent. Bedroom two has a bay window to the front elevation and benefits from an en suite shower room.





The fourth bedroom, another double, is to the second floor with window to the side elevation in the gable end wall. The second floor landing boasts a unique exposed brick feature which adds to the character of the property.

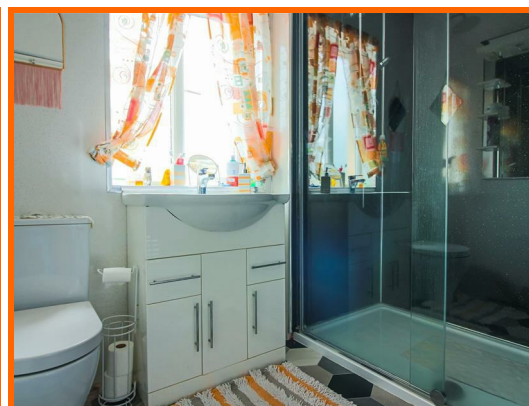
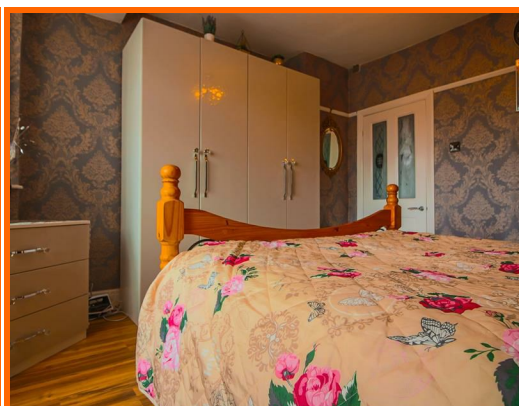
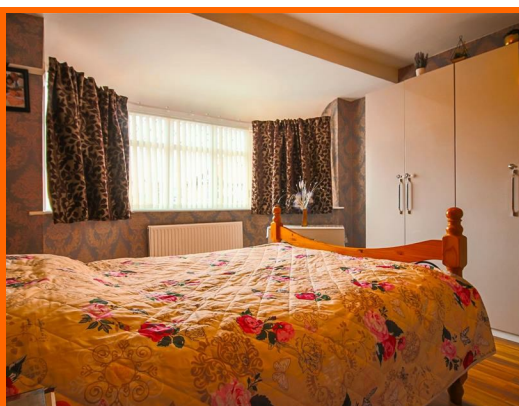
Externally, to the front elevation there is an Indian stone paved driveway providing off road parking for two vehicles with gated access down the side elevation to the rear garden and to the garage and storage outbuilding.

The attractive rear garden offers a raised seating area and a lower Indian stone paved area with gravelled/planting borders, enclosed with timber fence panels.

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 and areas further afield including the Lake District. Morecambe Promenade is a short walk away, offering stunning sea front walks with views across the bay to the Lakeland fells beyond.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



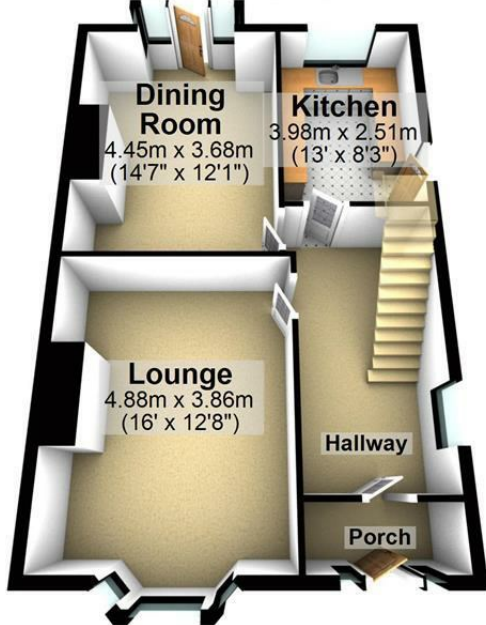
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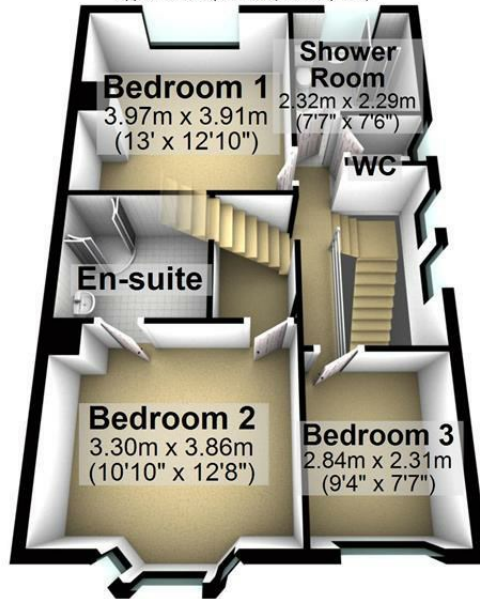
Ground Floor

Approx. 62.2 sq. metres (670.0 sq. feet)



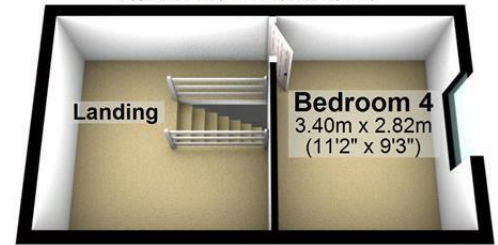
First Floor

Approx. 61.2 sq. metres (659.1 sq. feet)



Second Floor

Approx. 21.4 sq. metres (230.2 sq. feet)



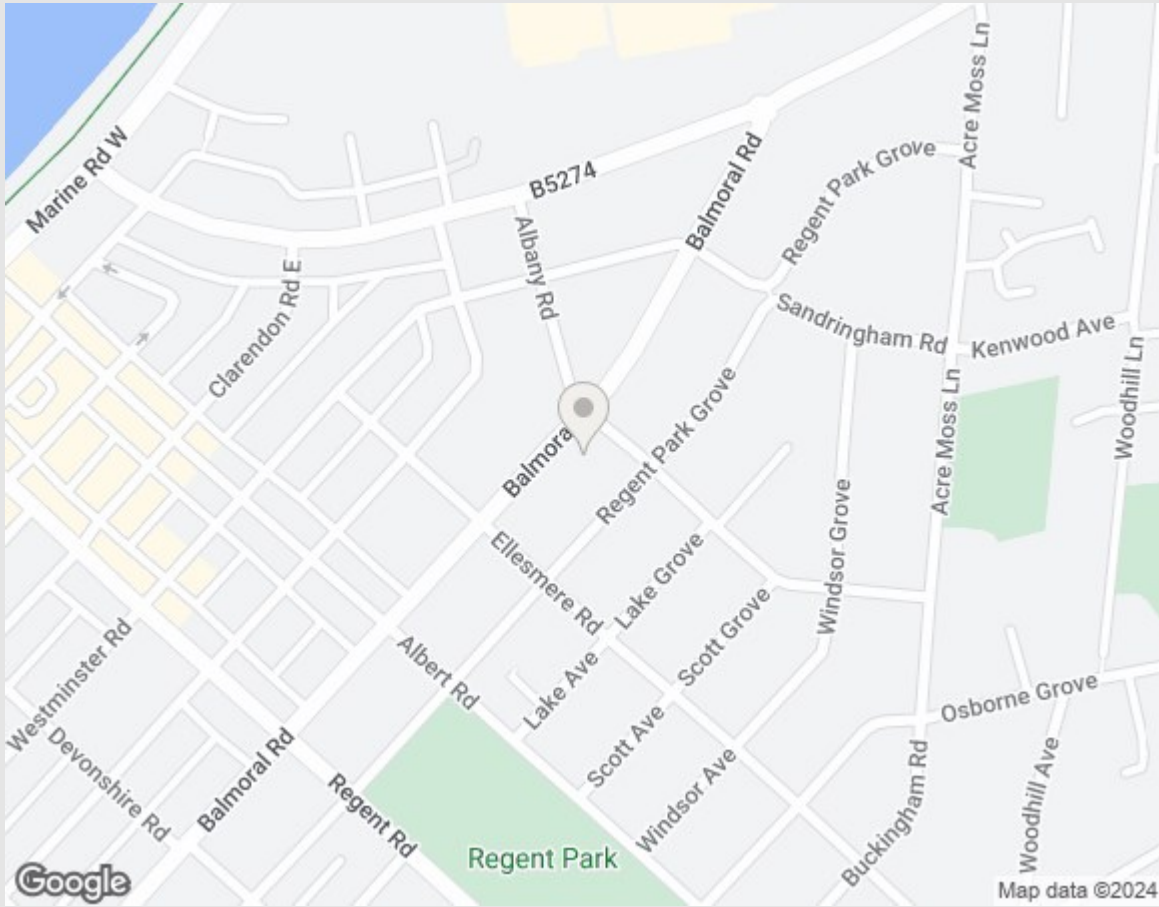
Total area: approx. 144.9 sq. metres (1559.2 sq. feet)

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(65-80) C			(65-80) C
(55-64) D			(55-64) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	66	76
England & Wales	EU Directive 2002/91/EC		