



81 Balmoral Road,
Morecambe, LA3 1BH

81, Balmoral Road, Morecambe

The property at a glance

7  1  2 

- Semi Detached Property
- Investment Opportunity
- Seven Bedrooms
- En Suite To Main Bedroom
- Spacious Rooms Throughout
- Rear Yard
- On Street Parking
- Freehold
- Council Tax Band: B
- EPC Rating: TBC



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£170,000

Get to know the property

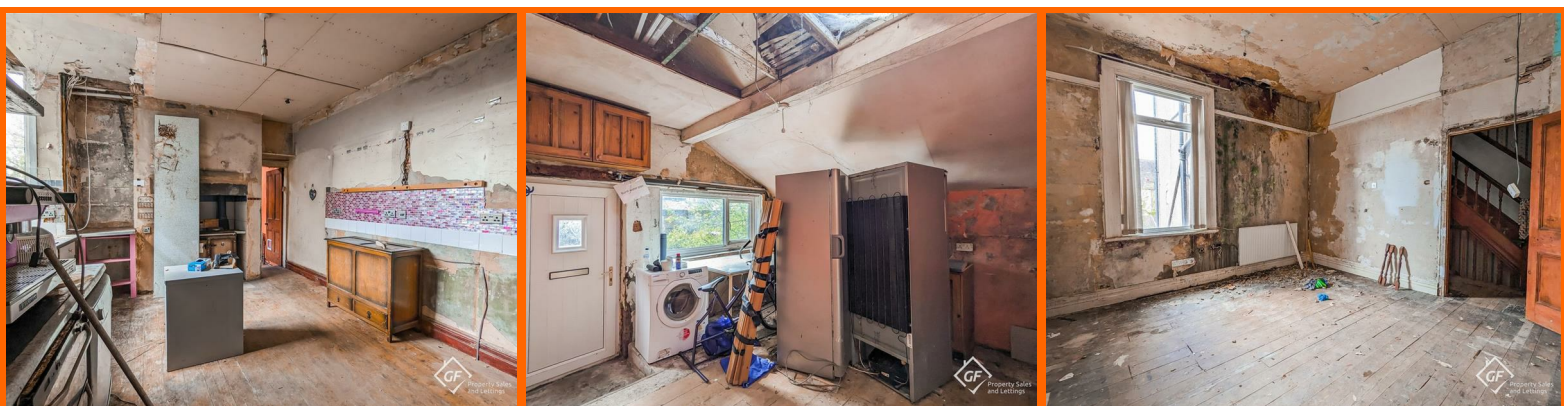


AN EXCITING DEVELOPMENT OPPORTUNITY

Welcome to Balmoral Road, Morecambe - a charming semi-detached house offering a fantastic opportunity for development! This property boasts generously sized rooms, including seven bedrooms and two spacious reception rooms, providing ample space for a variety of possibilities.

Although in need of renovations throughout, this house presents an exciting project for those looking to create their dream home in a convenient central location. With its potential to be transformed into a stunning residence, this property is perfect for those with a vision and a passion for renovation.

Don't miss out on the chance to turn this diamond in the rough into a true gem. Embrace the opportunity to unleash your creativity and design a space that truly reflects your style and preferences. Contact us today to discover the endless possibilities that this property on Balmoral Road has to offer!



GF 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 firm's 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.

Ground Floor

Entrance Vestibule

Hardwood single glazed entrance and door to hallway.

Hallway

Corniche coving, corbels, picture rail, stairs to first floor, doors to two reception rooms and kitchen.

Reception Room One

5.18m x 4.32m (17' x 14'2)

UPVC double glazed box bay window, UPVC double glazed window, central heating radiator, ceiling rose, cornice coving and picture rail.

Reception Room Two

4.14m x 4.04m (13'7 x 13'3)

Two UPVC double glazed windows, central heating radiator, cornice coving and door to kitchen.

Kitchen

4.17m x 3.28m (13'8 x 10'9)

UPVC double glazed window, composite one and a half bow sink with drainer and mixer tap, oven with four ring electric hob and extractor, doors to understairs storage and utility room.

Utility Room

3.35m x 3.15m (11' x 10'4)

Skylight, UPVC double glazed window, central heating radiator, UPVC double glazed door to rear.

First Floor

Landing

Dado rail, stairs to second floor, doors to bathroom, two bedrooms and WC.

Bedroom One

5.21m x 3.51m (17'1 x 11'6)

UPVC double glazed box bay window, central heating radiator, cornice coving and open to en suite.

En Suite

4.17m x 2.36m (13'8 x 7'9)

UPVC double glazed frosted window.

Bedroom Two

4.17m x 3.96m (13'8 x 13)

Two UPVC double glazed windows, central heating radiator and picture rail.

Bathroom

3.28m x 3.15m (10'9 x 10'4)

UPVC double glazed window, central heating radiator, central heated towel rail, pedestal wash basin, panelled bath, direct feed rainfall shower with UPVC panelling and part tiled elevations.

WC

1.83m x 0.76m (6 x 2'6)

UPVC double glazed frosted window, low basin WC and wall mounted wash basin.

Second Floor

Landing

Split level landing, skylight and doors to five bedrooms.

Bedroom Three

4.60m x 2.67m (15'1 x 8'9)

UPVC double glazed window and central heating radiator.

Bedroom Four

3.18m x 2.46m (10'5 x 8'1)

UPVC double glazed window and central heating radiator.

Bedroom Seven

2.64m x 1.96m (8'8 x 6'5)

UPVC double glazed window and central heating radiator.

Bedroom Five

4.14m x 3.10m (13'7 x 10'2)

UPVC double glazed window and central heating radiator.

Bedroom Six

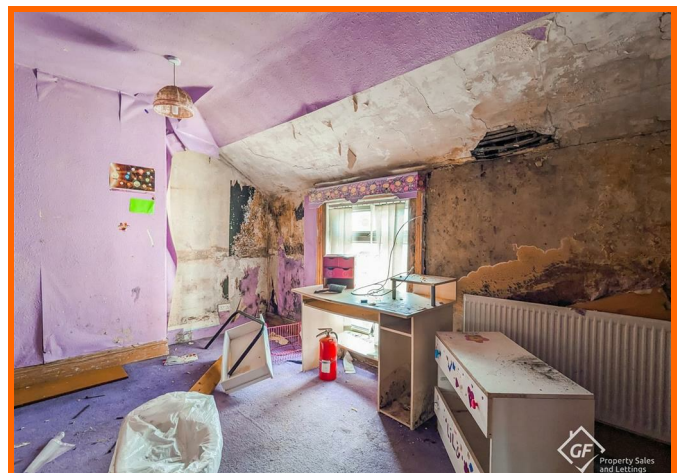
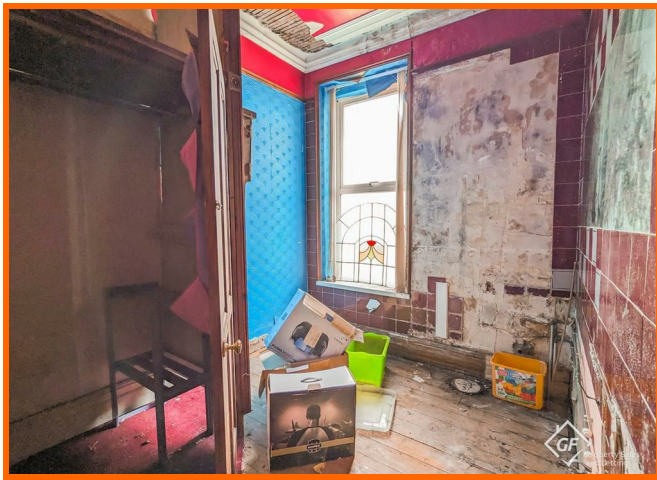
3.30m x 3.23m (10'10 x 10'7)

Two UPVC double glazed windows and central heating radiator.

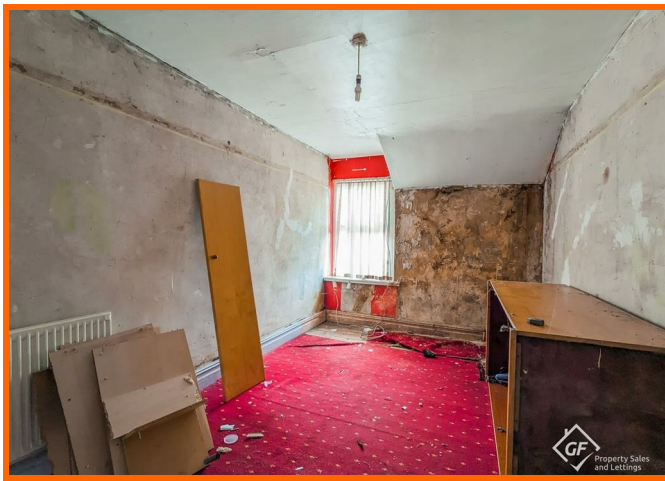
WC

1.80m x 2.16m (5'11 x 7'1)

81 Balmoral Road, Morecambe, LA3 1BH



81 Balmoral Road, Morecambe, LA3 1BH



Get in touch today

01524 401402

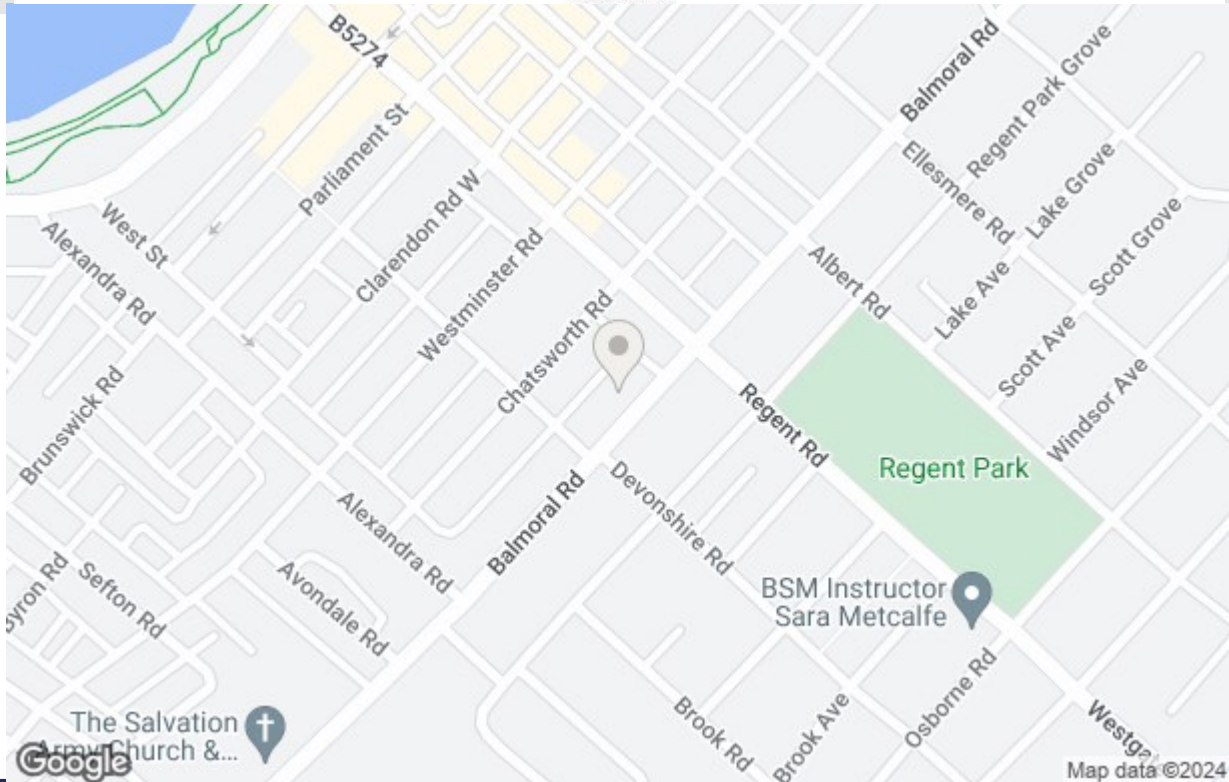
info@gfproperty.co.uk

gfproperty.co.uk

Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUj.



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-91) B	
(65-80) C		(45-80) C	
(55-64) D		(35-64) D	
(39-54) E		(25-54) E	
(21-38) F		(15-38) 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	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 59 (Current), 79 (Potential)

Environmental Impact (CO₂) Rating: 59 (Current), 79 (Potential)