



**R&B**  
ESTATE AGENTS

66 Balmoral Road, Lancaster, LA1  
3BU

66, Balmoral Road, Lancaster

## The property at a glance

- Mid Terraced Property
- Three Bedrooms
- Lounge Through To Dining Room
- Kitchen & Bathroom
- Enclosed Rear Garden
- Historic City Centre Location
- Offered With No Chain Delay
- Excellent Transport Links
- Tenure: Freehold
- Property Band: A EPC: D

3 1 2

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[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£200,000**

# Get to know the property



Nestled on Balmoral Road in the charming city of Lancaster, this delightful three-bedroom mid-terraced house presents an excellent opportunity for both first-time buyers and families alike. The property boasts two inviting reception rooms, seamlessly connecting the lounge to the dining area, creating a warm and welcoming space for relaxation and entertaining.

Situated in a sought-after location, this home is conveniently close to the historic city centre, allowing residents to enjoy the rich culture and amenities that Lancaster has to offer. The property is offered with no chain delay, ensuring a smooth and efficient purchasing process.

The rear garden provides a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. With three well-proportioned bedrooms and a family bathroom, this home is designed to accommodate the needs of modern living.

This mid-terraced property is not just a house; it is a place where memories can be made. With its prime location and charming features, it is an opportunity not to be missed. Whether you are looking to settle down or invest, this property is ready to welcome you home.





## Vestibule

UPVC double glazed window, spotlight, slate floor, door leading to hall.

## Hall

Main central heating radiator, smoke alarm, 3 x spot light points, laminate floor, stairs leading to first floor, open to reception rooms 1 & 2.

## Kitchen

Main central heating radiator, 2 x UPVC double glazed window, 6 x spot lighting, range of panelled wall, drawer and base units, laminate worktops and breakfast bar, stainless steel sink, mixer tap, extractor hood, gas hob electric oven, plumbing for washing machine, built-in fridge freezer, half tiled to complement, stainless steel splash back, tiled floor, UPVC double glazed window, frosted door leading to rear.

## Reception Room 1

UPVC double glazed bay window, mains central heating radiator, modern gas fire, stone hearth, coving, 6 x spot lighting, laminate floor, open to reception room 2.

## Reception Room 2

UPVC double glazed window, main central heating radiator, 6 x spot lighting, laminate floor, door leading to kitchen.

## Landing

Smoke alarm, loft access, doors leading to airing cupboard, bedrooms 1,2,3 and bathroom.

## Bathroom

UPVC double glazed window, central heating radiator, extractor fan, half tiling to complement, 4 x spot lighting, dual flush WC, wall mounted sink with mixer tap, panelled bath with mixer tap, main shower and tile floor.

## Bedroom 1

UPVC double glazed window, main central heating radiator.

## Bedroom 2

UPVC double glazed window, mains central heating radiator.

## Bedroom 3

UPVC double glazed window, mains central heating radiator.

## Front

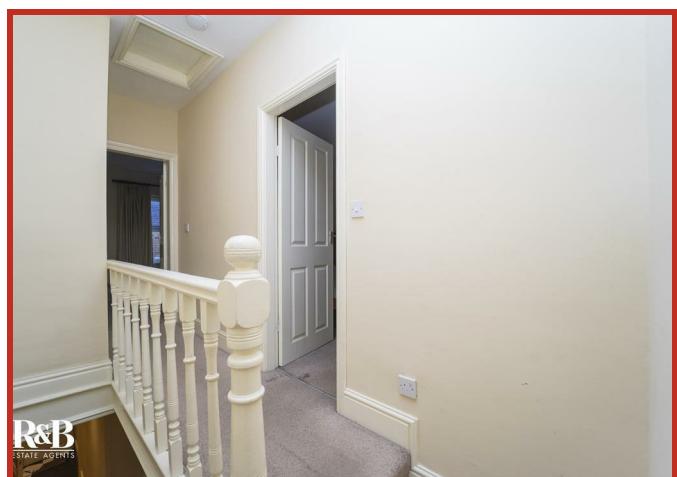
Paving.

## Rear

Paving, 2 x sheds, stairs and gate to alley.



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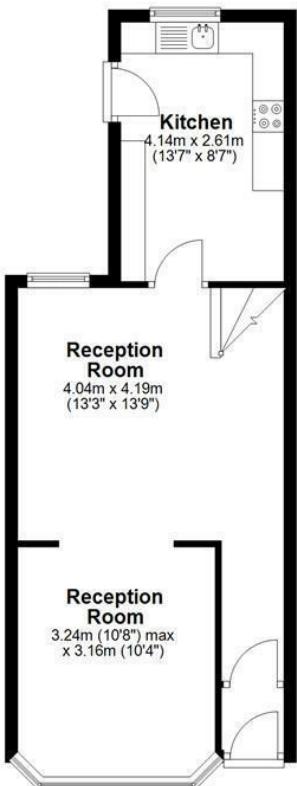
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# Take a nosey round

**Ground Floor**



**Kitchen**  
4.14m x 2.61m  
(13'7" x 8'7")

**Reception Room**  
4.04m x 4.19m  
(13'3" x 13'9")

**Reception Room**  
3.24m (10'8") max x 3.16m (10'4")

**First Floor**

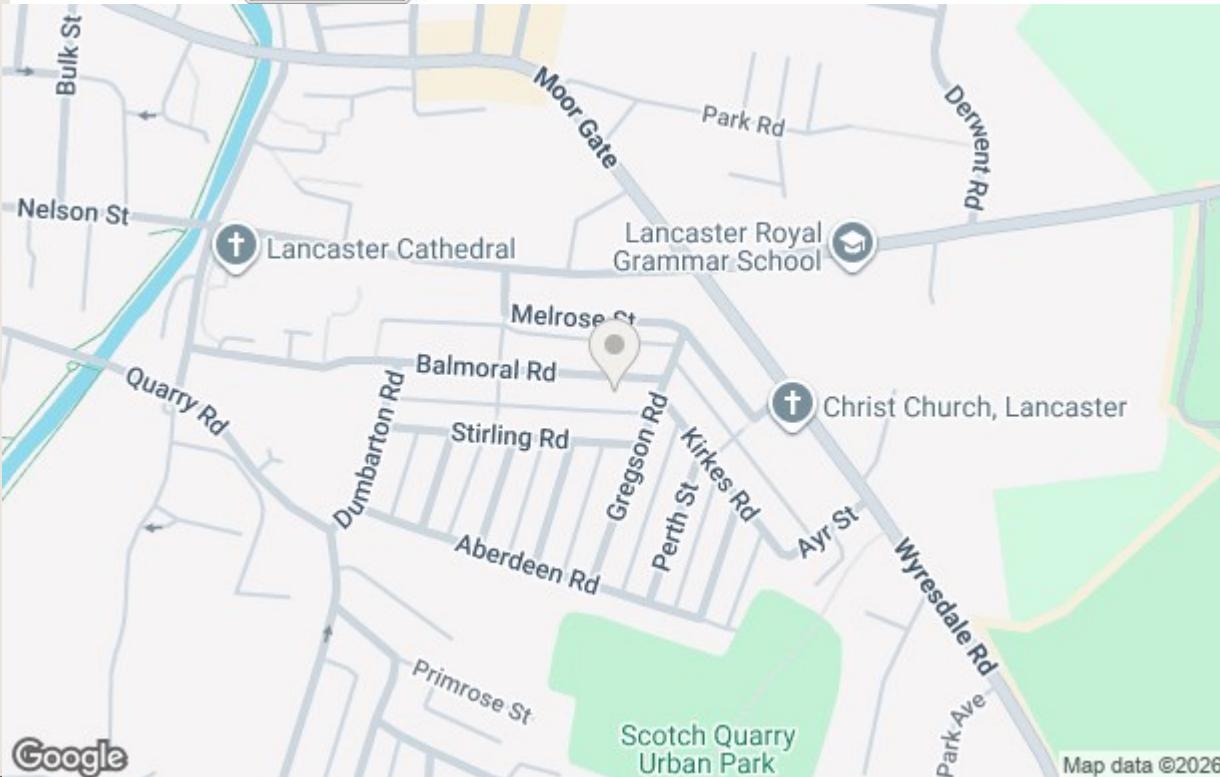


**Bedroom 3**  
1.99m x 2.89m  
(6'6" x 9'6")

**Bathroom**  
1.93m x 1.98m  
(6'4" x 6'6")

**Bedroom 2**  
3.74m x 2.55m  
(12'3" x 8'4")

**Bedroom 1**  
3.54m x 4.26m  
(11'7" x 14')



Map data ©2026

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			