



**R&B**  
ESTATE AGENTS

127 Balmoral Road, Morecambe,  
LA3 1HJ

127, Balmoral Road, Morecambe

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

- Spacious Double Fronted Semi Detached Bungalow
- Three Bedrooms
- Spacious Lounge & Kitchen
- Conservatory
- Driveway & Detached Garage
- Good Sized Rear Garden
- Tenure: Freehold
- Property Band: B
- EPC: D
- Local Amenities & Transport Links

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lancaster@rbestateagents.co.uk  
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**£220,000**

# Get to know the property



Nestled on Balmoral Road in the charming town of Morecambe, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a lovely reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen is functional and well-equipped, making meal preparation a pleasure.

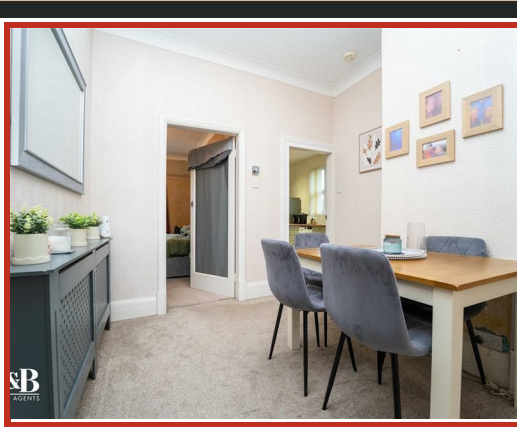
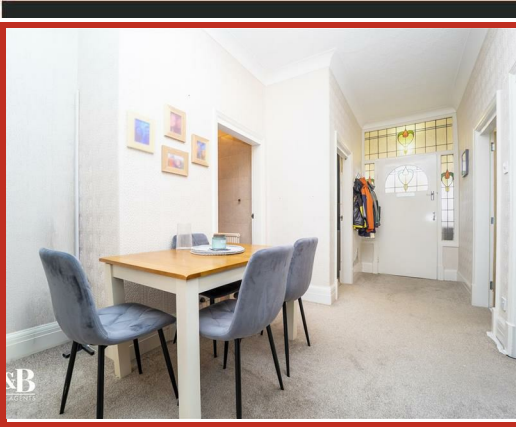
One of the standout features of this bungalow is the good-sized garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property benefits from off-street parking and a garage, ensuring that your vehicles are secure and easily accessible.

Situated close to schools and local amenities, this home is perfectly positioned for those who value convenience. Whether you need to run errands or wish to enjoy the local community, everything you need is just a short distance away.

This semi-detached bungalow on Balmoral Road is a fantastic opportunity for anyone looking to settle in Morecambe. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your new home.

For further information, please contact the office at your earliest convenience.





### Entrance Vestibule

3 x UPVC double glazed frosted windows, front door leading to vestibule, single glazed stained wood door leading to hall.

### Hall

Coving, central heating radiator, doors to reception room, kitchen, bathroom, bedrooms 1,2 and 3, smoke alarm.

### Reception Room

UPVC double glazed bay window, coving, central heating radiator.

### Kitchen

2 x UPVC double glazed windows, concealed 'Vaillant' combi boiler, shaker style wall and base units, wood effect laminate units, 4 ring electric hob, electric oven, tiled splash back, composite sink, plumbing for washing machine, space for fridge freezer, laminate floor, door to conservatory.

### Conservatory

9 x UPVC double glazed windows, polycarbonate roof, laminate floor, UPVC double glazed door leading to rear.

### Bathroom

2 x UPVC double glazed windows, loft access, tiled walls, low rise WC, pedestal wash basin with traditional taps, single shower, lino floor, central heated radiator.

### Bedroom 1

UPVC double glazed window, central heated radiator.

### Bedroom 2

UPVC double glazed window, central heated radiator, coving.

### Bedroom 3

UPVC double glazed bay window, central heated radiator, coving.

### Front Garden

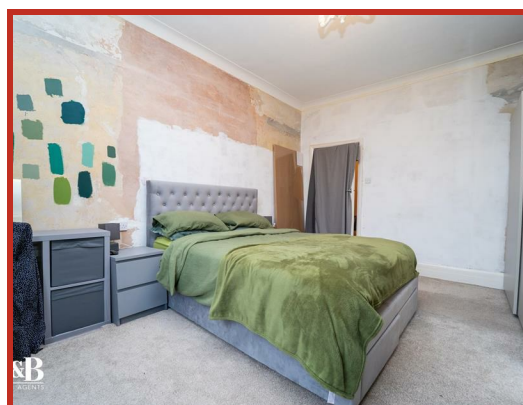
Paved driveway.

### Rear Garden

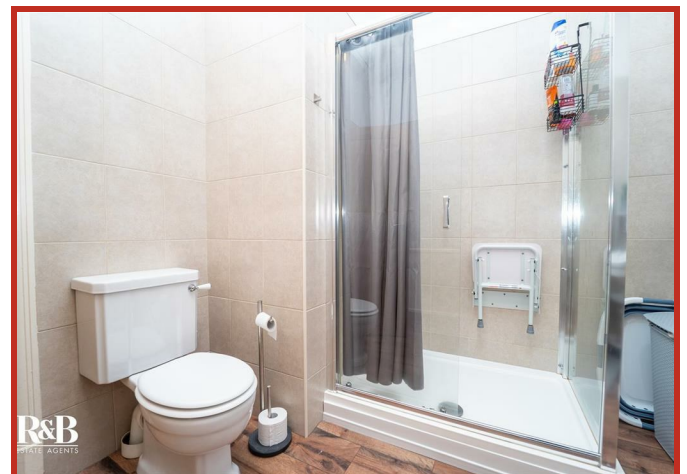
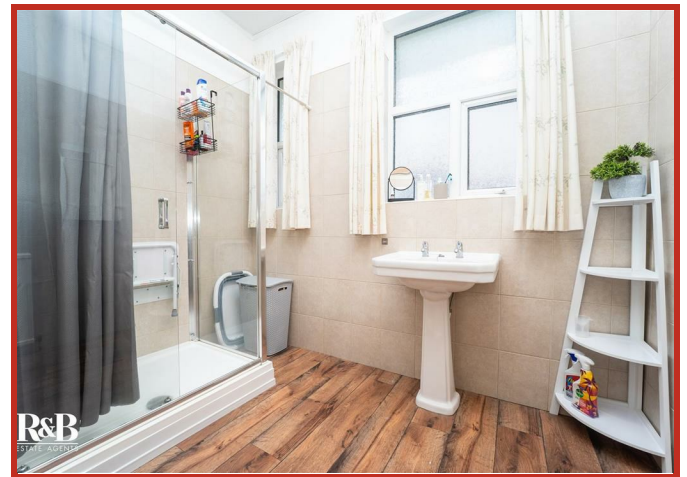
Slate paving, stores, lawn.

### Garage

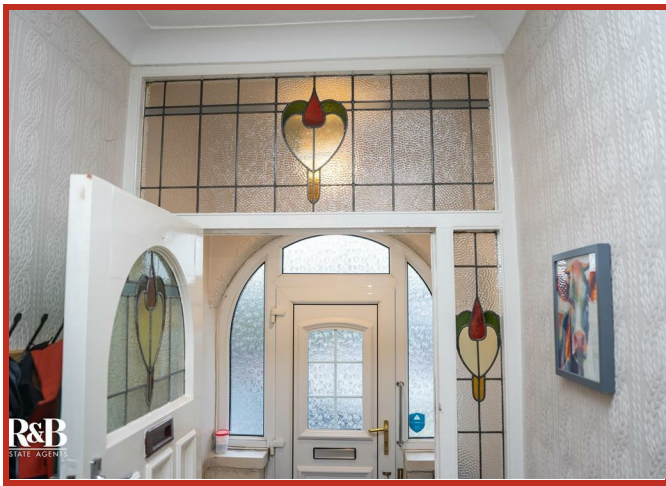
Electric.



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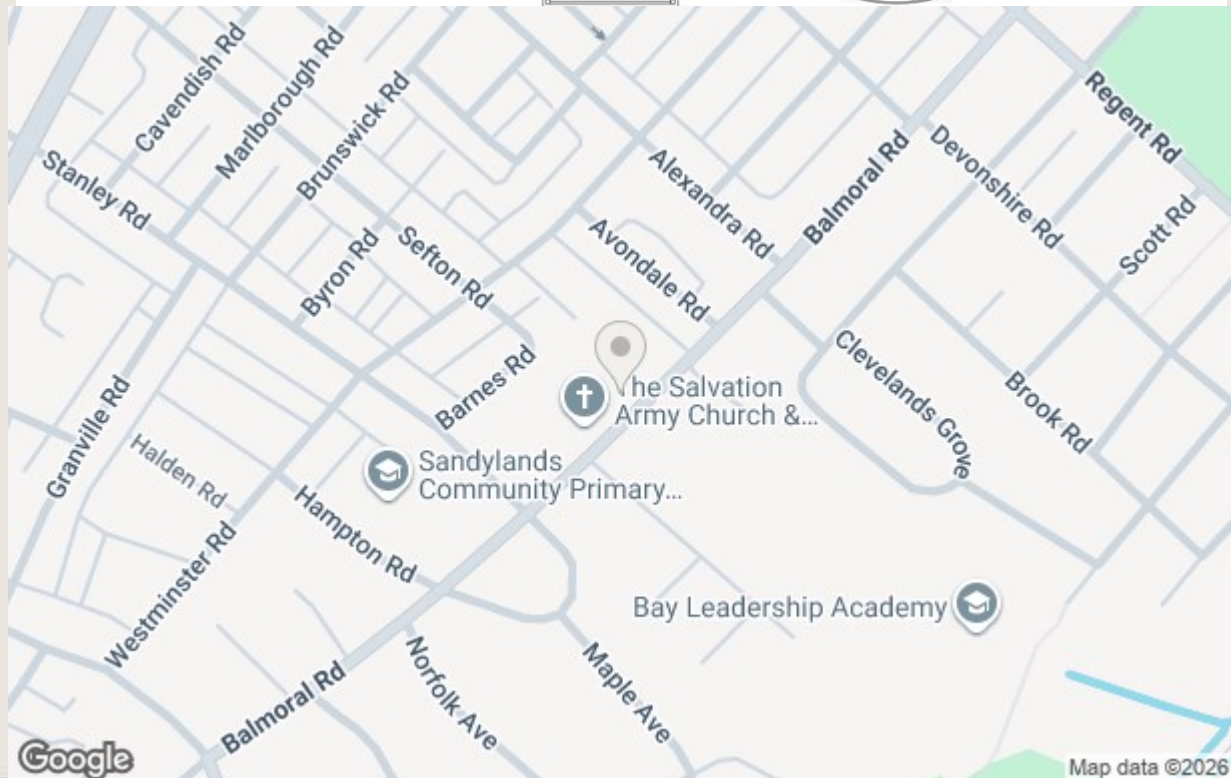
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# Take a nosey round



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC