

## 9 Balmoral Road, Lancaster, LA1 3BT



**£290,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E [enquiries@mightyhouse.co.uk](mailto:enquiries@mightyhouse.co.uk) W [www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)



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This four-bedroom terraced family home is truly stunning, full of character and offers an abundance of space throughout. From the moment you step inside, the tall ceilings and beautiful hallway set the tone, with a striking part-glass wall giving a glimpse into the dining room, a unique feature that instantly captures the eye.

The open-plan lounge and dining room is made for family life and entertaining, with stripped pine floors underfoot and a Victorian open fireplace creating a cosy yet elegant atmosphere. It's the kind of space where evenings by the fire or lively dinner parties with friends come naturally.

At the heart of the home, the kitchen is both practical and full of character. A stone fireplace frames the range cooker beautifully, while a dormer window allows sunlight to pour in, making the whole space feel bright and inviting. There's even a second sink, perfect for preparing fresh vegetables, along with a utility area and cloakroom to keep everything running smoothly.

Head upstairs and you'll find three generous bedrooms on the first floor, including a particularly spacious master, alongside a stylish family bathroom. The top floor is home to a fourth bedroom, which feels like a retreat of its own, spacious and flexible, with a raised area that could become a dressing space, a home office, or simply a quiet nook to curl up with a book.

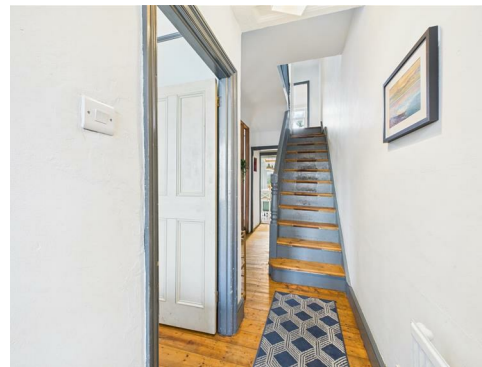
The cellar provides handy storage, while outside, the patio garden offers a private and peaceful spot to enjoy the fresh air. Backing onto green space, it's the perfect setting for summer evenings, surrounded by

nature yet still close to the city. Close to excellent local amenities, schools, and transport links and within easy reach of the city centre, this is a superb option for families looking to enjoy life in this vibrant and historic city.

### Entrance Vestibule

Original tiled floor, door to the hallway.

### Hallway



Stairs to the first floor, stripped pine flooring, original coving, door to the cellar, radiator.

### Lounge



Double-glazed bay window to the front, charming wooden fireplace surround housing an original Victorian inset fire set on a tiled hearth, built-in bookshelves, stripped pine flooring, radiator.

### Dining Room



Double-glazed window to the rear, stripped pine flooring, radiator, original coving and a distinctive

glass wall feature providing a wonderful outlook into the hallway."

### Kitchen



Double-glazed windows to the side and rear and a double-glazed velux window, a range of beautiful cabinets with complementary work surfaces, an Island with fitted cabinets and breakfast bar, Belling range cooker set in a feature stone fireplace with an eight ring gas hob, two electric ovens, grill and warming oven, ceramic sink, plumbing for dishwasher, space for fridge/freezer, another range of cabinets to the rear with an inset ceramic sink for washing vegetables, door to the rear yard, laminate floor, radiator.

### Cloakroom/Utility

Cupboard housing the combi boiler, plumbing for washing machine, tiled floor, W.C.

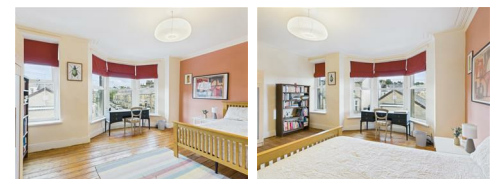
### Cellar

Double-glazed window to the front, gas & electric meters.

### First Floor Landing

Stairs to the second floor.

### Bedroom One



Double-glazed bay window to the front with the benefit of not having neighbours opposite, giving the room a great deal of privacy, stripped pine flooring, radiator.

**Bedroom Two**



Double-glazed window to the rear, stripped pine flooring, radiator.

**Second Floor**



Velux window

**Bedroom Three**



Double-glazed window to the rear, stripped pine flooring, radiator.

**Bedroom Four**



Double-glazed window to the rear with wonderful views over Lancaster and beyond, raised floor area which would make a great dressing area or office, under eaves storage, stripped pine flooring, radiator.

**Outside**

Patio area, storage shed, gate to access rear.

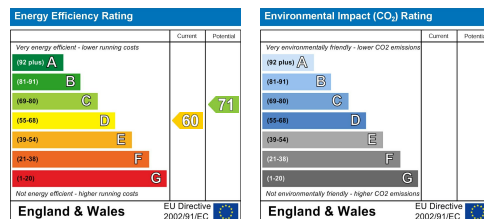
**Bathroom**

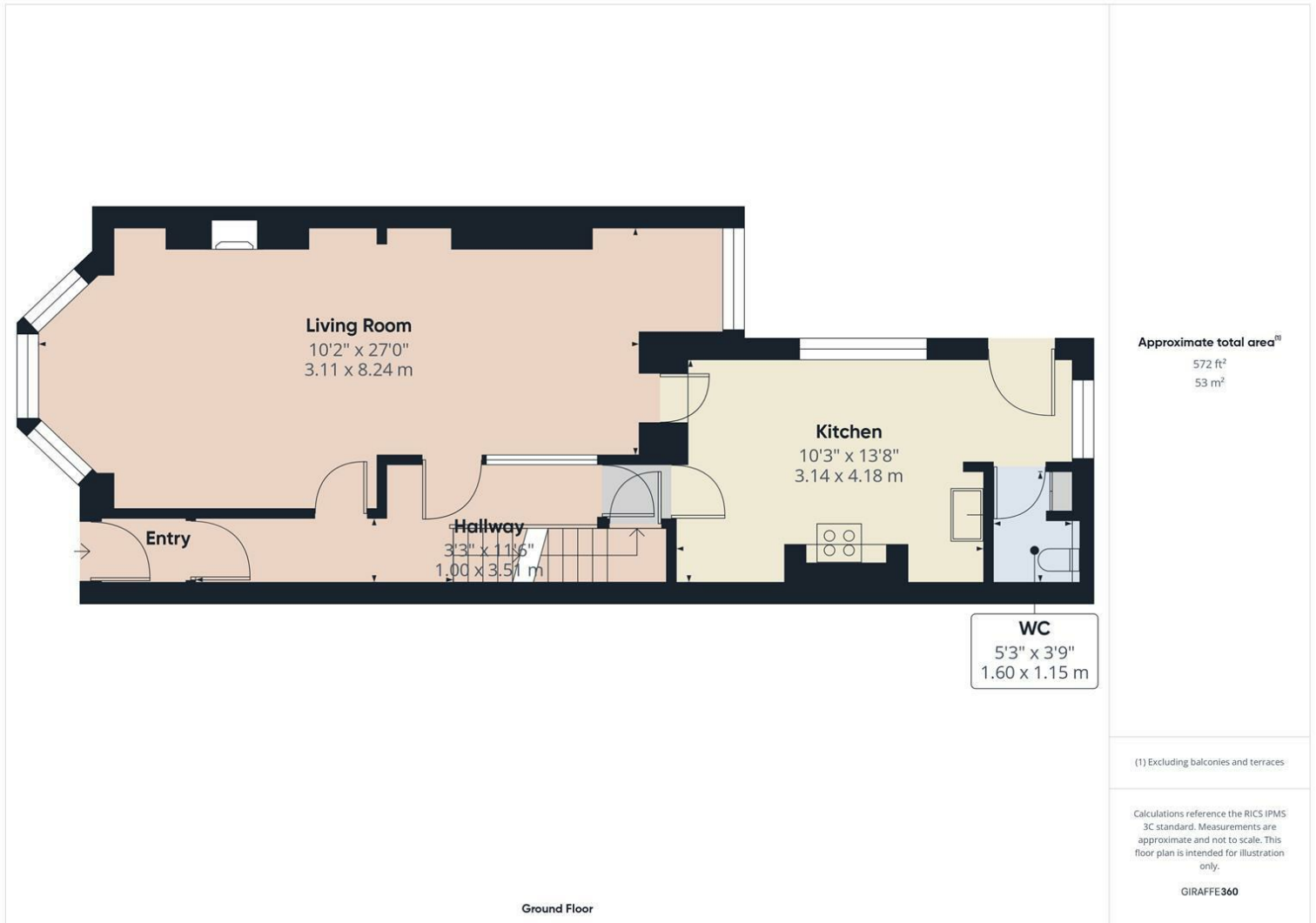


Double-glazed frosted window to the side, bath with thermostatic shower, wash hand basin, heated towel rail, extractor fan, stripped pine flooring, W.C.

**Useful Information**

Tenure Freehold  
Council Tax Band (C ) £2,140  
No Onward Chain





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