



114 Balmoral Road, Morecambe  
£250,000





## 114 Balmoral Road

Morecambe, Morecambe

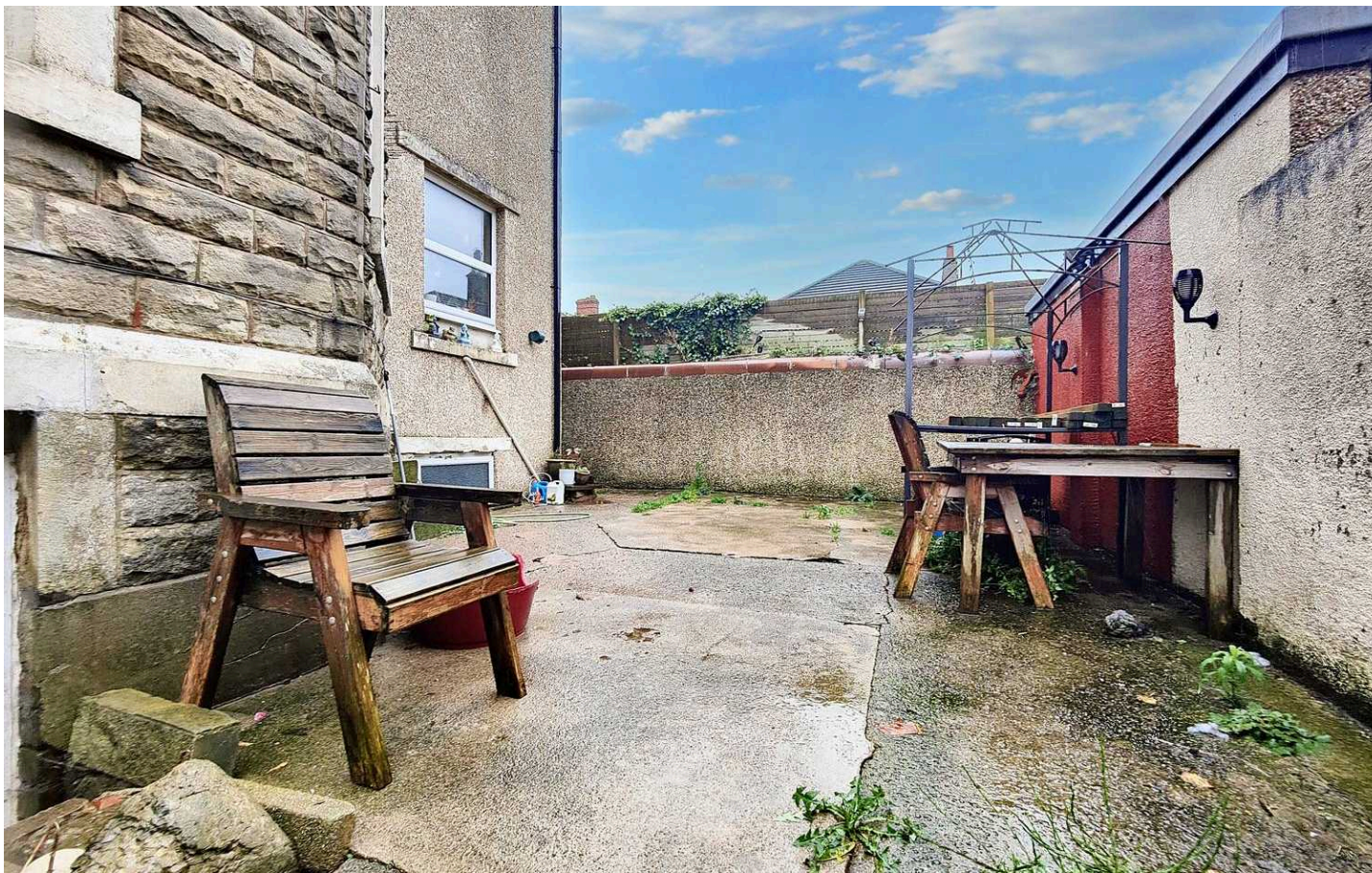
Stunning 6-bed Victorian semi-detached home with period charm and modern amenities. 2 reception rooms, cellar rooms, and private rear yard with off-road parking. Tranquil garden setting and convenient location with local amenities.

Council Tax band: C

Tenure: Freehold

- Victorian Semi Detached
- 5/6 Bedrooms, 1 En-Suite
- Shower Room & Bathroom
- 2 Reception Rooms
- Kitchen Diner
- 3 x Cellar Rooms
- Great Transport Links
- Private Rear Yard
- Off Road Parking
- Great Local Amenities





### **The Location**

With the beautiful Morecambe Bay and promenade just a short walk away this is a glorious location. There is a choice of several local schools, both primary and secondary. The area also has a good selection of local shops, community groups and a local health centre. Regular bus services connect to the town centre and to the surrounding towns, villages and Lancaster city centre. With the link road easily accessible it is an easy drive to the M6 for those who commute.

### **Victorian Style & Grandeur**

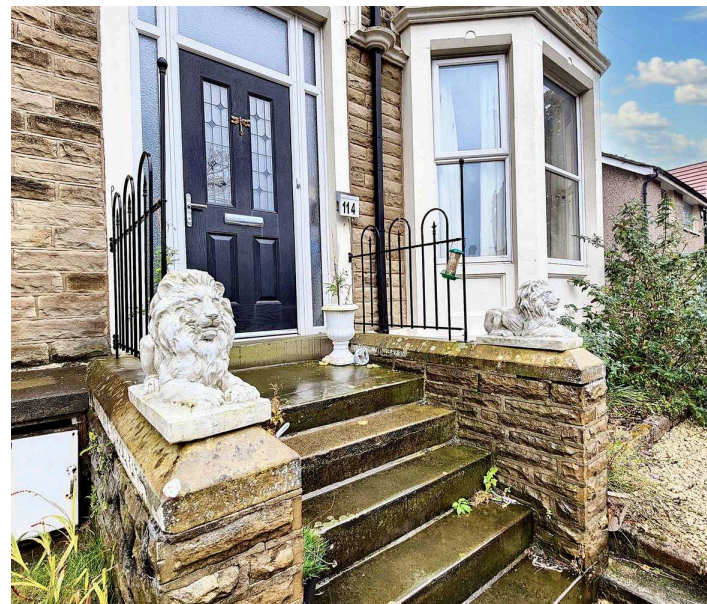
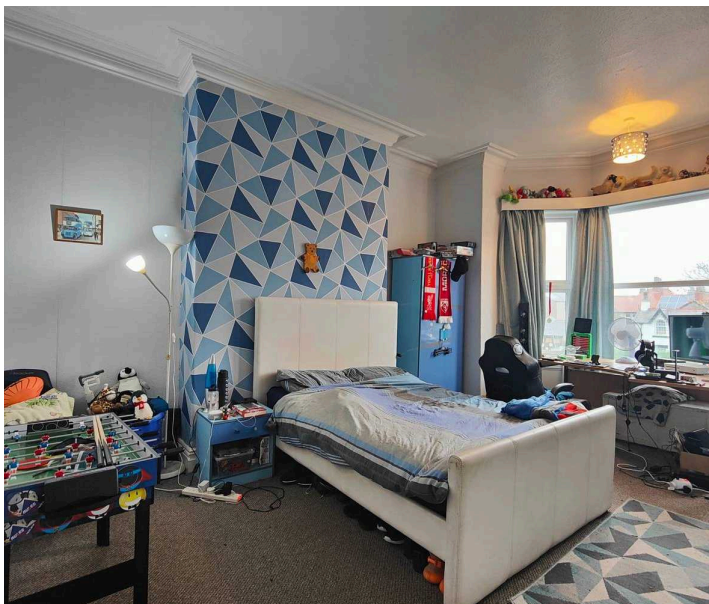
If you crave character this impressive property with dual aspect bay windows, stripped floorboards and intricate ceiling moulding just might be for you. Stone steps lead up to the front door of this Victorian semi detached. It enjoys bay windows to both the front and side creating light, bright receptions and bedrooms. It is certainly a house you will not grow out of and from setting foot inside you will be impressed by the spacious feel and high ceilings.

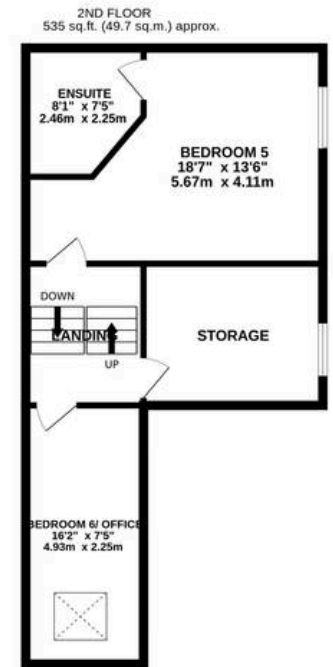
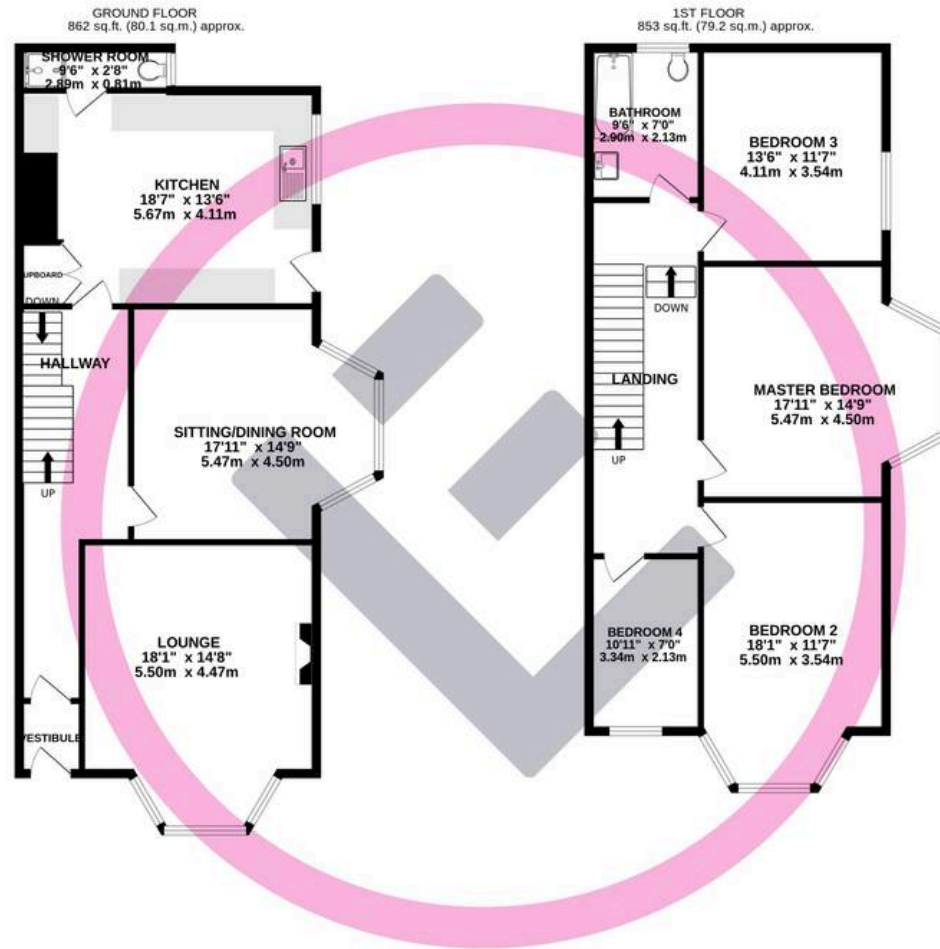
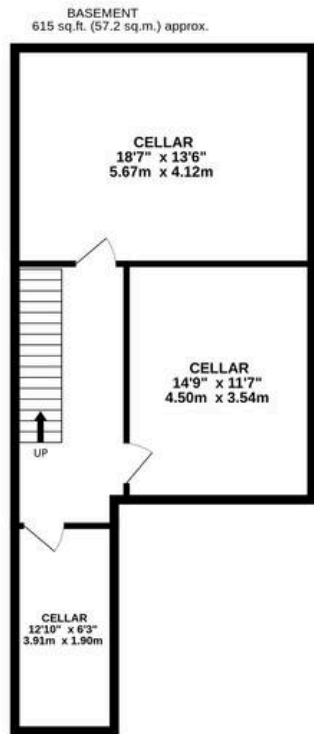
### **Reception Rooms**

The front lounge with stripped floorboards, focal fireplace, large bay window and superb original ceiling moulding is an impressive first reception room. So too is the elegant dining room to the side again with ceiling moulding and bay windows. The kitchen diner has a stylish, modern walnut effect fitted kitchen which incorporates built in space for an American style fridge freezer. There is an integrated dish washer. The ground floor shower room is at the rear and the back kitchen door opens onto a real sun trap of a back yard where you can enjoy the evening sun. Below stairs the cellar is has separate storage rooms and also plumbing so the washing machine can be tucked away. The gas combination boiler and tank are situated here.

### **Bedrooms & Bathrooms**

With 6 bedrooms in total there really is plenty of space at Balmoral. On the first floor you will find a modern bathroom with white three piece suite, three generous double bedrooms (two with bay windows) and a generous front single bedroom. On the second floor a





**TOTAL FLOOR AREA : 2866 sq.ft. (266.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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