





The Location

Situated on Balmoral Road, this four bedroom terraced property is ideally suited to professionals, couples and families. With shops and school on your doorstep, and within walking distance to the thriving city centre, this well-placed property offers a future-proof home for a range of buyers. You can easily access the Royal Lancaster Infirmary and University of Cumbria, great for working professionals, with excellent transport links to surrounding towns and the M6 motorway making it a perfect base for commuting. The are nearby green spaces including Scotch Quarry and Williamson's Park, great for those with pets and small children, while the coast, Forest of Bowland, and Lake District are all within easy reach for outdoor leisure pursuits. Balmoral Road offers a practical, connected location with a strong sense of community, making it a reliable choice for long-term living.

Let's Look Inside

The property opens with a welcoming hallway linking the main reception rooms and kitchen. At the front, a spacious reception room retains period features including a fireplace, picture rail, and coving, with a bay window and oak flooring giving the room a bright and elegant feel. A second reception room sits at the centre of the home with parquet flooring, alcove shelving, and flexibility for use as either a dining or sitting room. To the rear of the ground floor, a generous, extended kitchen diner stretches out from the rear of the house. It has dual aspect windows, fitted cabinetry, a gas hob and double oven, and space for additional appliances including a freestanding fridge freezer and washing machine, it's got plenty of space for a bustling hub of the home. A wood-burning stove in the original fireplace adds a focal point, and doors provide access to the cellar below and rear courtyard garden.

The first floor features three bedrooms and a recently fitted bathroom. Two double bedrooms offer ample space for furniture, with the larger front bedroom benefitting from two double glazed windows and high ceiling accentuating the sense of light and space. A smaller double bedroom to the rear is well suited as a guest room, nursery, or study. The bathroom, fitted this year, includes a bath with shower

attachment, low flush toilet, sink, and heated towel rail, with tiled finishes and a frosted window on the side aspect for natural light.

The top floor forms a spacious, well-presented master suite. Dual skylights provide plenty of natural light, and the room feels contemporary with replastered walls and laminate flooring offering plenty of space for a kingsize bed and units. There is built in storage cupboards to keep the clean contemporary feel of the main bedroom. The ensuite includes a double walk-in shower, floating sink unit, low flush toilet, and cork tile flooring, with a skylight above offering plenty of natural light. In the unused attic space, additional storage and the boiler, replaced three years ago, are also located. The property was reroofed in 2005 and has solar panels added which significantly reduce the running costs of the home.

Below the property, a large cellar space offers room for storage or potential future conversion into an additional living space or use as a home workshop.

Step Outside

At the rear, a courtyard garden provides a secure outdoor area, with space for seating and planting, plus access to a shared alley behind through a rear gate. The tree-lined boundary of the adjacent cemetery adds greenery and privacy, creating a pleasant outlook from the rear of the home.

Additional Information

Freehold
Council Tax Band C
EPC Rating 'D'

Room Sizes

Reception 1
12'4" x 12'2" (3.77 x 3.71)

Reception 2
14'6" x 10'0" (4.44 x 3.06)

Kitchen Diner
14'0" x 10'5" (4.28 x 3.19)

Bathroom
6'9" x 6'5" (2.06 x 1.97)

Bedroom 2
15'7" x 12'1" (4.77 x 3.70)

Bedroom 3
11'10" x 9'4" (3.62 x 2.85)

Bedroom 4
10'1" x 7'10" (3.08 x 2.39)

Bedroom 1
16'7" x 15'7" (5.08 x 4.77)

Ensuite
7'4" x 6'6" (2.26 x 1.99)

Cellar
14'10" x 13'6" (4.54 x 4.12)







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

77

60

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