



60 Balmoral Road  
Lancaster, LA1 3BU

House - Mid Terrace

Price Guide

**£210,000**

## Overview

- PERIOD PROPERTY
- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN
- CONVENIENT FOR CITY CENTRE
- GOOD LOCAL AMENITIES
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- REAR YARD
- GREAT LOCATION
- NO CHAIN

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### Entrance Vestibule

Attractive tiled floor, and door leading into the hallway.

### Hallway

Pine floor, original cornicing and corbels, stairs to the first floor, radiator.

### Lounge

This lovely room has a large bay window to the front aspect. Fireplace that is currently being utilised for book storage with a lovely exposed stone lintel. Built in shelving for books to both sides of the chimney breast. The room has an exposed pine floor that further enhance this attractive room.

### Dining Room

Returning back to the hallway, and passing into the dining room, you will then arrive in this similarly well proportioned room. The focal point of the room is the large exposed stone lintel. There is a window to the rear aspect, looking out to the yard. In addition there is space for book shelving on both sides of the chimney breast. Laminate floor, and a handy under stair storage cupboard.

### Kitchen

This well proportioned and modern kitchen has windows to both side and rear aspects with a door for access to the rear yard. The Kitchen has a wide range of eye level and base level units, plumbing for a washing

machine and dishwasher, stainless steel sink and drainer, integrated Hotpoint oven and grill, integrated ceramic hob, tiled splash backs and a wall mounted combi-boiler. You will also find an alcove space for a fridge-freezer.

### First Floor

#### Master Bedroom

After reaching the first floor landing, you will find the master bedroom to the right. This spacious double bedroom has windows to the front aspect an exposed pine floor and plenty of space for furniture.

#### Bedroom Two

Further down the landing is the second bedroom, which is an additional double bedroom. The room has a fitted carpet and a window to the rear aspect.

#### Bedroom Three

Single bedroom, with a window to the rear aspect and an exposed pine floor.

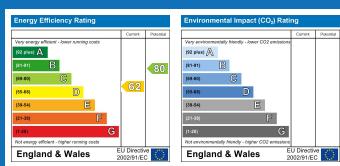
#### Bathroom

Bath with a shower over, shower screen, W.C. Vanity unit with inset wash hand basin, tiled walls, a frosted window to the side aspect and wood effect linoleum flooring.

#### Useful Information

Tenure: Freehold

Council Tax Band: A (£1,438)



**Lancaster Office:** 53A Market Street, Lancaster, Lancashire, LA1 1JG

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