

# 39 Balmoral Road

Moorlands, Lancaster, Lancashire, LA1 3BT



## £575 Per calendar month

This fantastic two bedroom terrace is stylishly presented, with a brand new kitchen and crisp modern decor throughout. It features a fabulous open plan kitchen diner with exposed feature brickwork. Both bedrooms are doubles. The location is ideal, in walking distance of the city centre. This home is available now, on an unfurnished basis. No pets or smokers please.

## A brief description

Welcome to Balmoral Road, a stylish, trendy period home which cleverly blends the new and old. This is a home which is immaculate. It's just been professionally decorated and features a stylish new kitchen finished in pale grey with shaker style units.

This home features two bedrooms, two reception rooms and has been designed to meet today's demand for social open plan living with its stunning timeless design kitchen and exposed trendy brickwork.

If you want a home which has storage and a sheltered rear courtyard, this is the home for you. Live here and you can walk into the city centre in under 10 minutes.



## Key Features

- A beautiful period home
- Recently renovated to a high standard
- 2 double bedrooms
- Bay fronted lounge with feature exposed brick chimney breast
- EPC Rating
- Perfect location close to the city centre
- Stylish brand new kitchen diner
- Enclosed rear courtyard
- No pets or smokers please

## About the Location

Balmoral Road is located in the heart of Moorlands. This is a very popular residential area of Lancaster which is just a few minutes from the vibrant city centre. Moorlands itself is quiet and residential with handy corner shops. The area is well serviced by regular buses and Lancaster also has a mainline train station which connects Lancaster to London in just 2 hours and 20 minutes.

Williamson Park is close by, and you are just a short stroll from Lancaster Canal which provides pleasing walks. Excellent local schools, popular churches and the Gregson Community Centre are also in the vicinity.





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## The Living Space and Kitchen

Immaculately presented, the bay fronted lounge is light and airy. Minimalist white wall beautifully contrasts with exposed brickwork in the chimney breast. The neat hedge to the front gives privacy from the street in front.

Next is the open plan kitchen diner. The design is clever and well-considered. The light grey shaker style units are in-keeping with the home's original character. Light wood effect surfaces and heritage cup handles compliment. The oven and hob are both integral. A large larder style cupboard will also house a large family size fridge freezer.

Take the door from the dining room, the steps ahead lead down to a generous size cellar. The cellar still features the original paved flooring, and makes an excellent storage space.

## The Bedrooms and Bathroom

Take the stairs to the first floor landing. There are two bedrooms, the master bedroom spanning the front of the home, the second bedroom looking out to the rear. In both bedrooms, the decor is pristine, finished in crisp white. The carpets are neutral. The master bedroom has a discreet alcove which has hidden shelves set over the stairs.

The bathroom features a 3-piece suite in white with an electric shower above the bath. It is tiled in a stone effect giving the bathroom a warm feel.

## The Rear Courtyard and Parking

The rear courtyard feels very private, enjoying the sunshine both in the morning and later in the evening in the summer. The golden gravel creates an easy maintenance space, ideal for dining alfresco or simply enjoying evenings around a warming fire pit as the sun sets.

There is on street parking in this area.

## Cost Information

There are no upfront fees to pay on this property.

The deposit for this property will be £660.00

JD Gallagher Estate Agents are part of UKALA who provide our CMP insurance and are part of the Property Redress Scheme

We may charge a tenant any or all of the following when required:

1. The rent
2. A security deposit with a maximum of 5 weeks rent, or 6 weeks on a property with rent over £50,000 per year
3. Default fee for late payment of rent (after 14 days)
4. Reasonable charges for lost keys or security fobs
5. Payments associated with contract variation, at £50 or reasonable costs incurred if higher, when requested by the tenant
6. Payments associated with early termination of the tenancy, when requested by the tenant
7. Payments in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.

## What we like

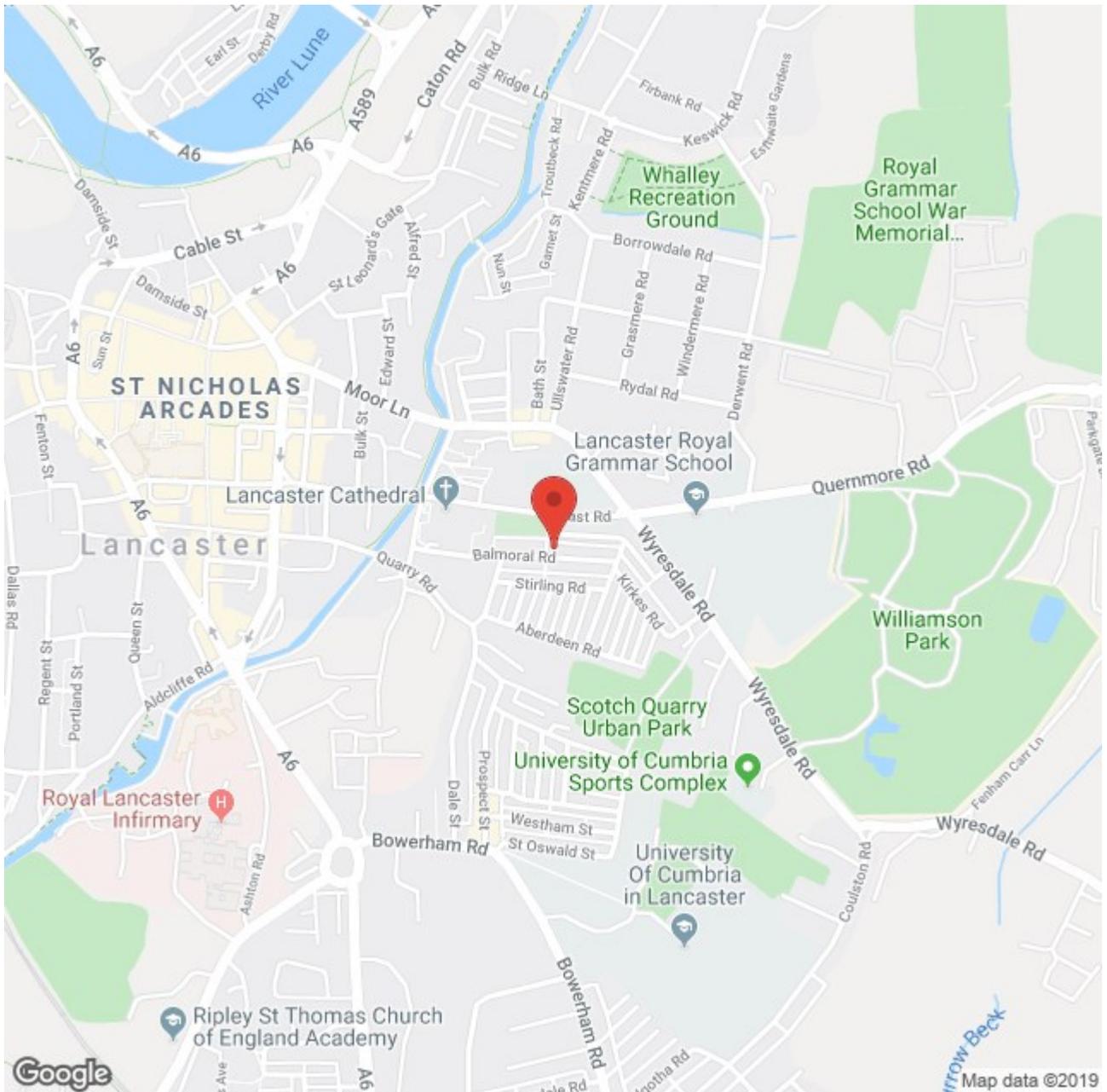
*The open plan kitchen is stunning, and the exposed brick gives the home a really stylish and contemporary feel. This will be a perfect home for a professional couple or two friends who want to live together.*



## Extra Information

- This home is uPVC double glazed
- It is gas central heated. The gas combination boiler has been serviced annually
- The kitchen is brand new
- The home has been professionally decorated throughout
- This home is council tax band A





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