



58, Balmoral Road, Morecambe

The property at a glance

4  2  2 

- Spacious Semi Detached Family Home
- Four Bedrooms - Bathroom & En-Suite
- Two Generous Receptions Rooms
- Gardens To Front & Rear
- Driveway & Garage
- Excellent Location For Schools, Amenities, Transport Links
- Tenure: Freehold
- Council Tax Band: C
- EPC: C



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£242,500

Get to know the property



Nestled on Balmoral Road in the charming town of Morecambe, this delightful semi-detached house presents an excellent opportunity for families and a variety of buyers alike. With its inviting façade and bay fronted reception rooms, this property exudes warmth and character.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The fitted kitchen is both functional and stylish, while the understairs area has been cleverly utilised as a utility space, adding to the home's practicality.

The first floor boasts three well-proportioned bedrooms, including two generous doubles that offer plenty of room for family living. The four-piece family bathroom is conveniently located, ensuring comfort and ease for all.

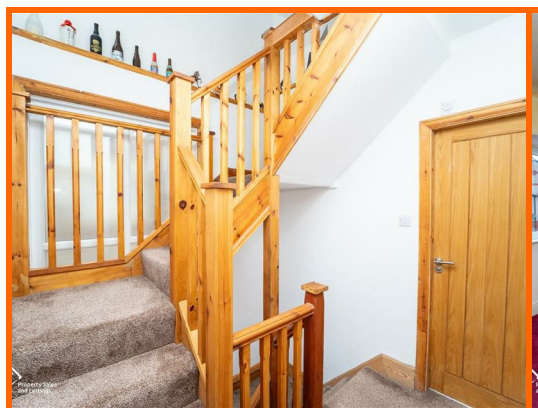
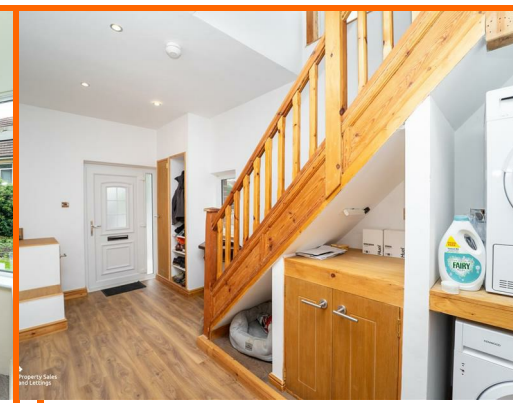
Ascending to the second floor, you will find the main bedroom, which features its own contemporary en-suite bathroom, providing a private retreat for relaxation.

Outside, the property benefits from a lovely rear garden, perfect for outdoor activities and family gatherings. Additionally, there is ample off-street parking and a garage, ensuring convenience for residents and guests alike.

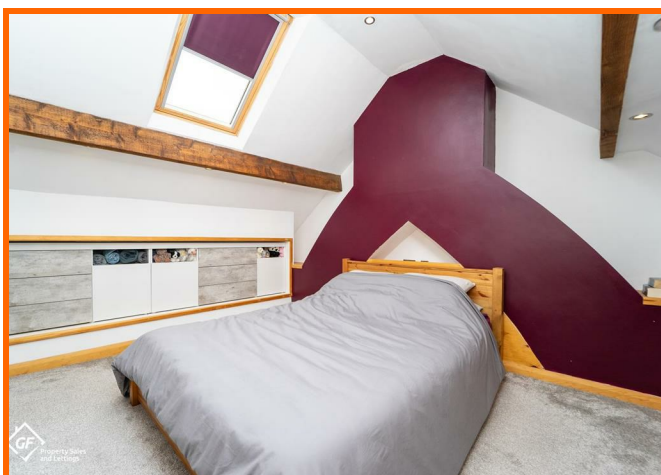
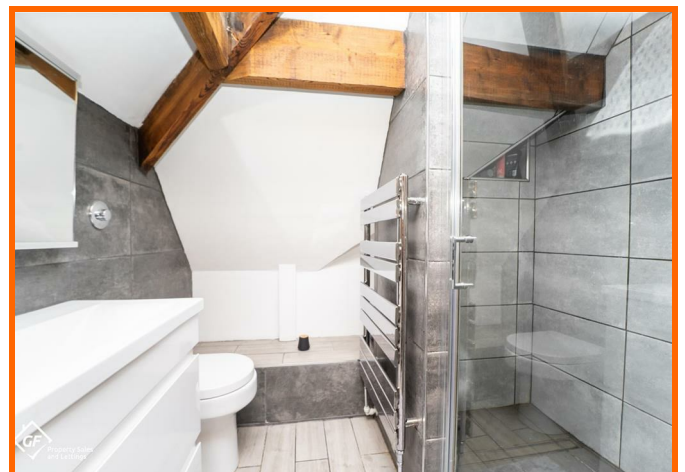
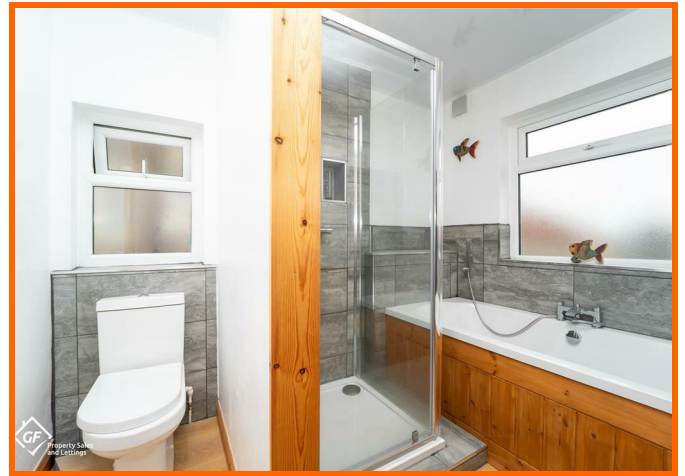
This lovely family home in a great location is sure to attract interest, offering a perfect blend of space, comfort, and modern living. Don't miss the chance to make this wonderful property your own.

*Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.



58 Balmoral Road, Morecambe, LA4 4JP



58 Balmoral Road, Morecambe, LA4 4JP



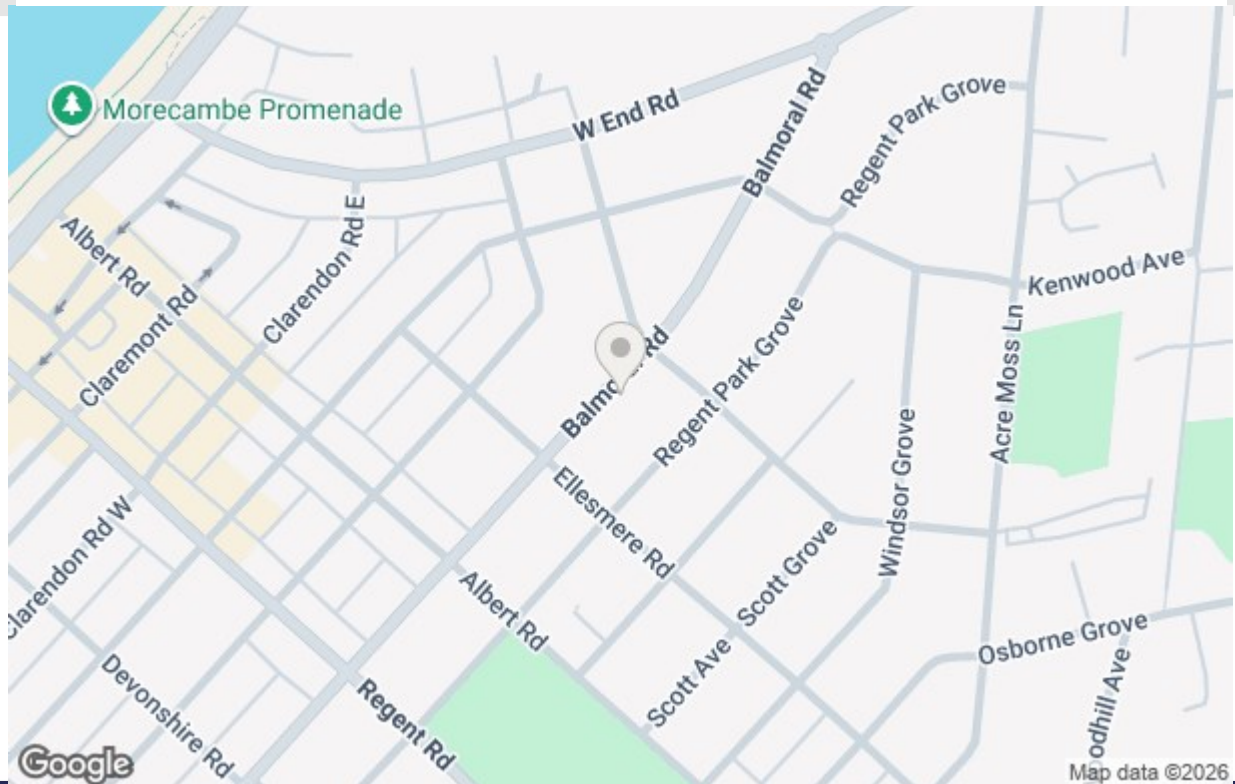
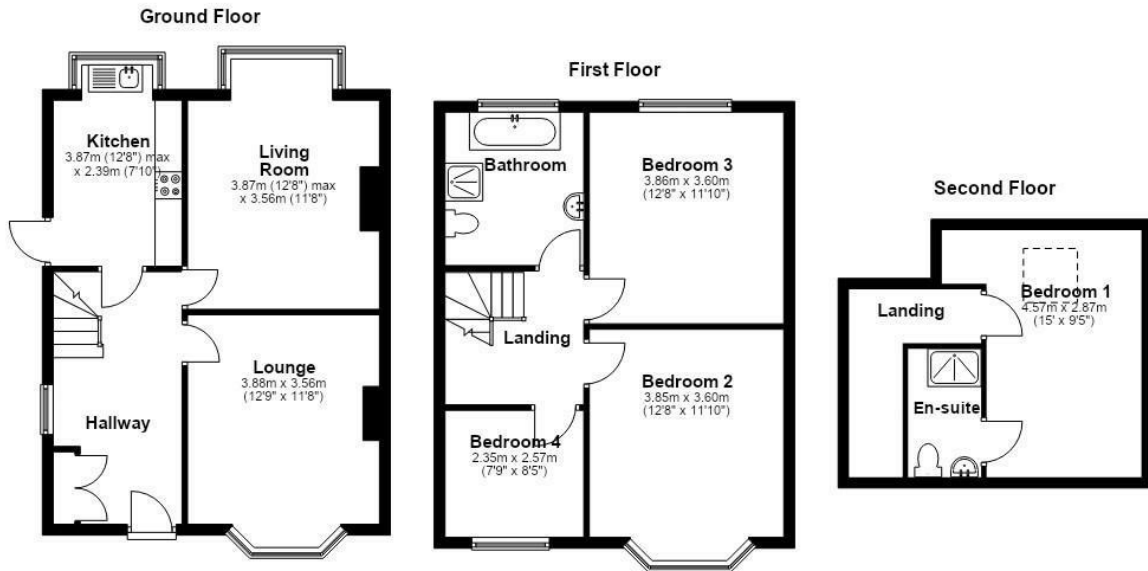
Get in touch today

01524 401402

info@gfproperty.co.uk

gfproperty.co.uk

Take a nosey round



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			