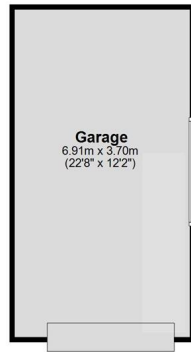


£430,000

Balmoral Road, Morecambe
LA4



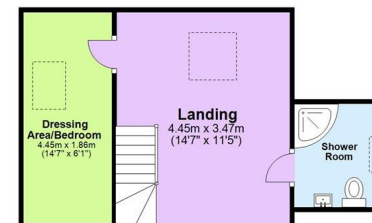
- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Hi-Tech Three/Four Bedroom Detached Property in Morecambe**
- **Self Contained Lower Ground Floor One Bedroom Annex**
- **All Modern Fixtures, Sizeable Kitchen and Sun Room Diner**
- **Finished to a High Standard - Viewing A Must!**



Lower Ground Floor



Ground Floor



First Floor

Farrell Heyworth

Sales & Lettings

Morecambe
3-7 Victoria Street
Morecambe LA4 4AE

Tel: 01524 832929

Email: morecambe@farrellheyworth.co.uk

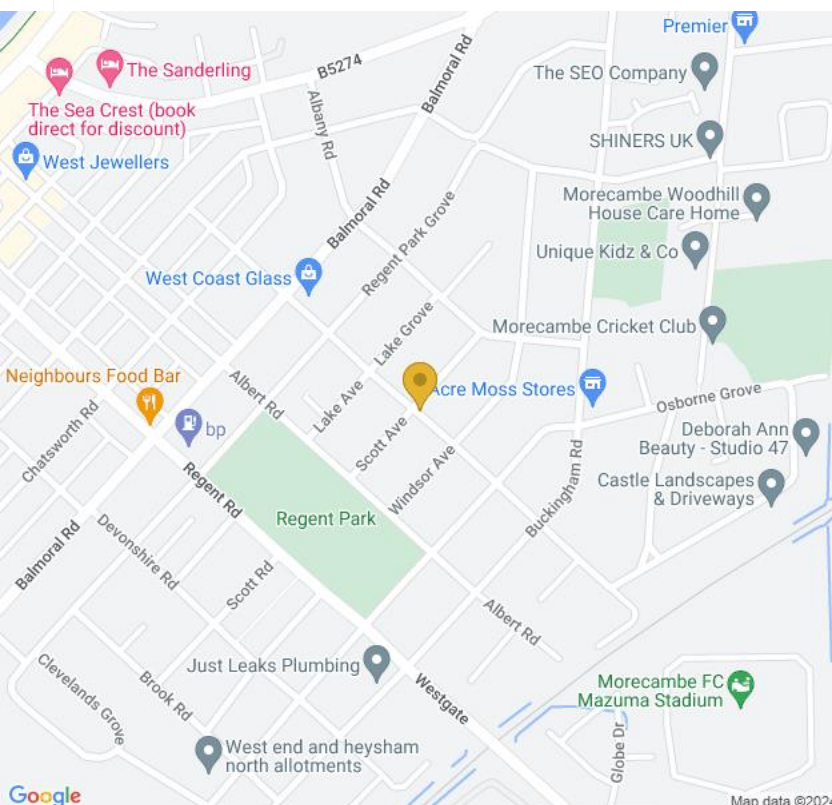
<https://www.farrellheyworth.co.uk/morecambe>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC B

www.farrellheyworth.co.uk



We are delighted to offer this stunning detached property, refurbished to a high standard with hi-tech, energy saving features. Boasting accommodation over three floors with a self contained one bedroom annex to the lower ground floor.

In brief the accommodation comprises on the ground floor: Entrance into a spacious living space with feature staircase to the first floor, open plan to a superb fitted kitchen with integrated appliances and a sun room/orangery currently used as a dining room with doors leading to a raised covered decked area, there are two generous double bedrooms both with bay windows and a stunning bathroom.

To the first floor is a landing/sitting space, modern shower room and a dressing area/bedroom.

The lower ground floor provides additional accommodation with its own entrance comprising generous reception room, kitchen, bedroom and shower room. A great space for extended family to stay with their own independence, or as a rental property for extra income. Also on the lower ground floor is an office, utility space, shower room and storage area.

Externally, gardens surround the property with various lawn, shrub and sitting areas. There is ample off road parking and a garage. There is a raised decked area access from the ground floor with a covered area and sitting area.

This is a stunning property, a true credit to the current owners, offering versatile accommodation, a must view!

Please Note: It is our understanding that parts loft conversion may have been undertaken and completed without building regulation approval and all prospective purchasers should rely upon their own enquiries and investigations as to the permitted and practicable use of this area.

Tenure: Freehold
Council Tax: Band C

