



70 Balmoral Road

Lancaster

Would you love a three-bedroom terrace in Bowerham with two reception rooms, a loft conversion and a fresh, neutral finish, all within easy reach of schools, the city centre and university links?

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Freehold Property
- A bay-fronted terrace that feels light, balanced and easy to live in
- Two reception rooms offering flexibility for family life or home working
- Log-burning stove creating a natural focal point to the rear living space
- Boarded Loft which could have the potential to be used as a fourth Bedroom, Home office, Playroom
- Recently redecorated throughout, giving a fresh and neutral backdrop
- Practical rear yard with secure access and minimal upkeep
- Well-placed for schools, parks, university links and the city centre
- Property recently re-rendered and repointed to front and rear elevations.







GARDEN

Enclosed, South facing low-maintenance rear yard with a concrete finish, high stone walls for privacy, rear gated access, and space for seating and potted plants.

ON STREET

1 Parking Space





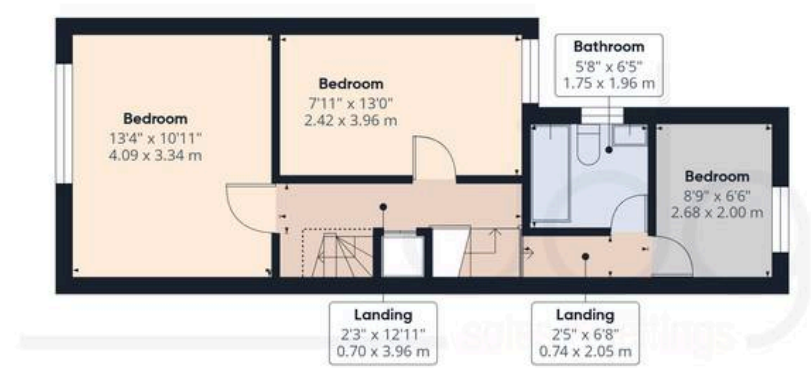








Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1047 ft ²
97.3 m ²
Reduced headroom
136 ft ²
12.6 m ²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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