



## Balintore Rise, Orton Southgate Peterborough

**Price: Freehold £250,000**

- Three Bedrooms
- Semi-Detached House
- Ideal for First Time Buyers
- Well-Proportioned Bedrooms
- Off Road Parking & Single Garage
- Close to Local Amenities, Schools, & Transport Links

EPC Rating: C

As you step inside, you'll be greeted by the inviting hallway, leading you into the heart of the home.

The lounge is the perfect retreat to relax and unwind in after a long day's work .

The kitchen has plenty of preparation and storage space, Ideal for the budding chef or to simply enjoy your morning coffee.

As you go upstairs, you'll find three well-proportioned bedrooms and the family bathroom.

Outside there is off road parking and single garage the rear garden offers a peaceful retreat ideal for evening relaxation.

Balintore Rise is a family friendly neighbourhood within easy reach of local shops, schools, ferry meadows country park and the all-important transport links.

Entrance hall

Lounge

4.90m inc window x 3.48m (16'01" inc window x 11'05")

Kitchen

3.48m x 3.18m (11'05" x 10'05")

First floor Landing

Bedroom 1

3.56m x 3.25m inc staircase (11'08" x 10'08" inc staircase). Storage cupboard.

Bedroom 2

3.48m x 3.38m (11'05" x 11'01")

Bedroom 3

2.72m x 2.44m plus recess (8'11" x 8'0" plus recess). Fitted double wardrobe/cupboard.

Bathroom

Outside there is off road parking for up to 3 cars and a single garage, the rear garden is private and backs onto woodland creating a peaceful retreat ideal for evening relaxation.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM203468 - 0003

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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FREE MARKET APPRAISAL**

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