Sharman Quinney

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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 prefect 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")

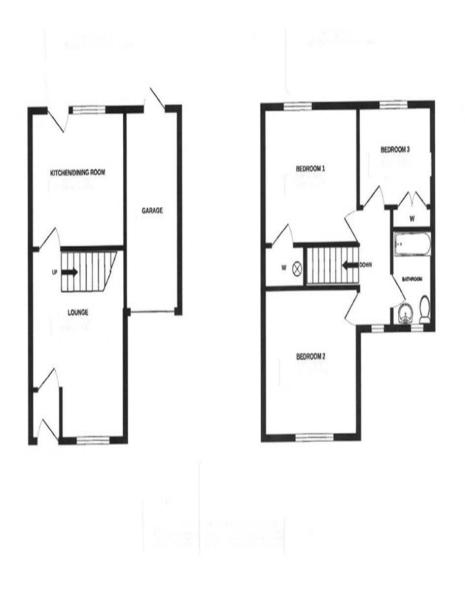
Bedroom 3 2.72m x 2.44m plus recess (8'11" x 8'0" plus recess). Fitted double wardrobe/cupboard.

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.

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.
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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