

**FOR SALE**



## **Balmoral Road, Little Moorsholm**

**4 Bedrooms, 2 Bathroom, Semi-Detached House**

**£195,000**



## Balmoral Road, Little Moorsholm

4 Bedrooms, 2 Bathroom

**£195,000**

- Dorma Bungalow
- Ground Floor Bedroom with Cloaks
- Further Three First Floor Bedrooms
- Open Plan Kitchen Diner
- Good Size Lounge



**FULL DESCRIPTION** Martin & Co Guisborough is delighted to bring to the market this four bedroom semi-detached dorma bungalow. Situated in the quiet village of Little Moorsholm. Briefly comprising: Entrance hall, ground floor bedroom, utility/cloakroom, open plan kitchen/diner, lounge, three first floor bedrooms and family bathroom. Gated front providing off road parking and garage. Good size rear garden. Viewing is highly recommended - call 01287 631254.

### INTERNALLY

#### GROUND FLOOR

**HALLWAY** Composite entrance door, double panelled central heating radiator and laminate flooring.

**BEDROOM** 13' 1" x 8' 9" (3.99m x 2.67m) To front aspect. Fitted cupboard, central heating radiator, wall mounted Potterton gas central heating boiler and uPVC window.

**LOUNGE** 20' 9" x 10' 4" (6.32m x 3.15m) To front aspect. Double oak glazed doors leading into lounge. Inset stove, double panelled central heating radiator, uPVC window and stairs leading to first floor.

**CLOAKROOM / UTILITY ROOM** 6' 4" x 5' 6" (1.93m x 1.68m) To side aspect. White suite with back to wall WC and vanity basin with mono tap and cupboard under. Wall mounted cupboards, plumbing for washing machine space for tumble dryer with laminate work surfaces, central heating radiator, extractor fan and uPVC window.

**OPEN PLAN KITCHEN DINER** 19' 7" x 13' 4" (5.97m x 4.06m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, laminate splash backs,





laminated work surfaces, electric double oven, induction hob, glass splash back, stainless steel extractor hood, integrated fridge / freezer, Baumatic integrated dishwasher, integrated microwave, pull out pantry cupboard, two integrated pull out spice racks, corner cupboard carousel system, laminate flooring, inset lighting, double panelled central heating radiator, uPVC window and uPVC french doors leading to rear garden.

#### FIRST FLOOR

**LANDING** Open staircase with oak spindles.

**BEDROOM 10' 5" x 10' 3"** (3.18m x 3.12m) To front aspect. Central heating radiator, carpet flooring and uPVC window.

**BEDROOM 11' 3" x 8' 10"** (3.43m x 2.69m) To front aspect. Central heating radiator, carpet flooring and uPVC window.

**BEDROOM 13' 4" x 10' 4"** (4.06m x 3.15m) To rear

aspect. Two central heating radiators, carpet flooring and two uPVC windows.

**BATHROOM** Tile effect clad walls. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with mono tap, glazed shower cubical with mains shower over, extractor, inset lighting, laminate flooring, heated towel rail and uPVC window.

#### EXTERNALLY

**DRIVEWAY** Concrete driveway providing off road parking for approximately 3 cars. Cold water external tap.

**GARAGE** With up and over door and rear courtesy door.

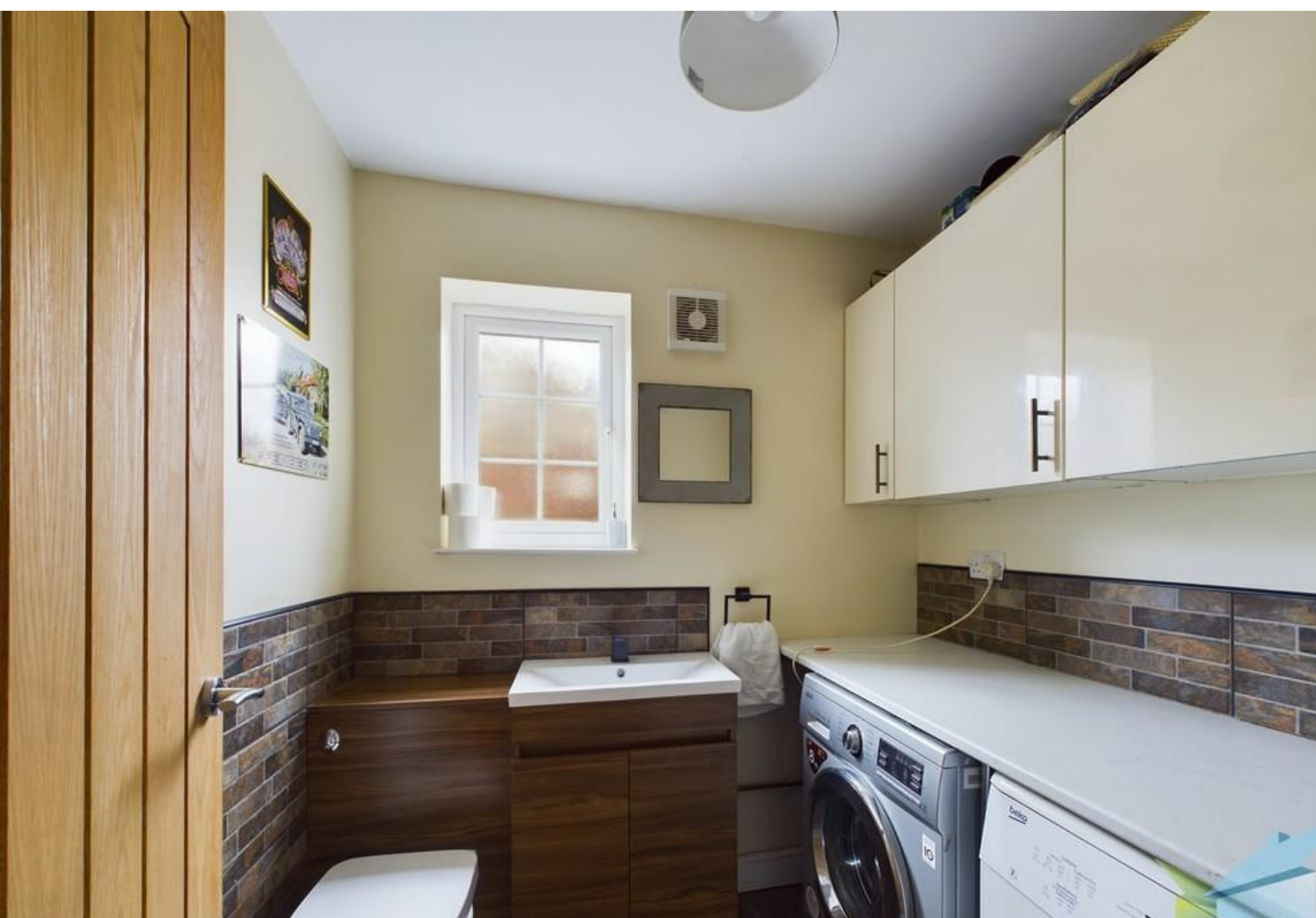
**GARDENS** The front garden is pebbled for low maintenance. The fence enclosed rear garden is mainly laid to lawn with a paved patio, with pebbled area.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	49 E	
21-38	F		







Ground Floor



Floor 1

**Approximate total area<sup>1</sup>**  
1146.03 ft<sup>2</sup>  
106.47 m<sup>2</sup>

**Reduced headroom**  
21.31 ft<sup>2</sup>  
1.98 m<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.