



16 Balfour Terrace

Linthorpe, Middlesbrough, TS5 5HY

£180,000



For Sale With No Chain & Vacant Possession! - Welcome To Balfour Terrace, Middlesbrough - A Charming Semi-Detached House That Offers A Perfect Blend Of Comfort And Potential. This Property Boasts Two Reception Rooms, Ideal For Entertaining Guests Or Simply Relaxing With Your Loved Ones. With Three Bedrooms, There's Ample Space For A Growing Family Or For Those In Need Of A Home Office.

One Of The Standout Features Of This Property Is The Full-Width Extension, Providing Additional Living Space That Can Be Utilised In Various Ways To Suit Your Lifestyle. The Loft Space And Garage Offer Exciting Potential For Conversion (Subject To Planning Permission), Allowing You To Customise The Property To Your Liking And Add Value To Your Investment.

The Recently Upgraded Fully Tiled Bathroom Suite Adds A Touch Of Luxury To Your Daily Routine, While The Concrete Imprint Driveway Ensures Convenience And A Neat Aesthetic. Outside, The Generous Rear Garden With Decking Offers A Peaceful Retreat Where You Can Unwind And Enjoy The Outdoors In Privacy.



Location:

Balfour Terrace Can Be Accessed Via Acklam Road. There Are Many Local Amenities & Road Links.

- Whinney Bank Primary School - 5 Minute Walk
- Green Lane Primary School - 15 Minute Walk
- Acklam Grange School - 16 Minute Walk
- Local Shopping Parade - 4 Minute Walk
- Teesside Park - 7 Minute Walk
- A19 - 2 Minute Drive

Entrance Hallway

Entrance Door, Leads To Lounge, Kitchen & Staircase To First Floor.

Lounge

uPVC Double Glazed Bay Window, Radiator.

Dining Room

Feature Fireplace, uPVC Double Glazed Patio Doors To Rear, Radiator.

Kitchen/Diner

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, uPVC Double Glazed Windows x3, Radiator, Door To Rear & Door To The Garage.

First Floor Landing

Open Spindle Balustrade, uPVC Double Glazed Window, Access To Bedrooms & Bathroom.

Bedroom One

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, uPVC Double Glazed Window, Radiator.

Loft Space

Fully Boarded With Velux Window.

Garage

Up & Over Door, Power Supply.

Energy Efficiency Rating: TBC

The Full Energy Efficiency Certificate Is Available On Request.

Property Information:

- Tenure: Freehold
- Local Authority: Middlesbrough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None Which Our Clients Are Aware Of
- Council Tax Band: C
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None Which Our Clients Are Aware Of
- Accessibility: Two Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None Which Our Clients Are Aware Of
- Coal Mining In The Local Area: None Which Our Clients Are Aware Of

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

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Area Map



Floor Plans



Energy Efficiency Graph

