



21 Balfour Terrace

Linthorpe, Middlesbrough, TS5 5HZ

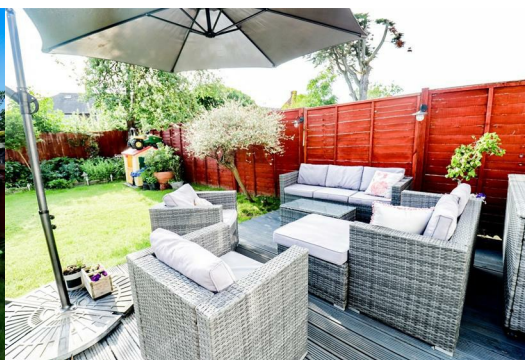
£170,000



Welcome To Balfour Terrace, A Charming Semi-Detached House Located In The Heart Of Linthorpe, Middlesbrough. This Delightful Property Was Originally Two Reception Rooms Opened Up To One, Perfect For Entertaining Guests Or Simply Relaxing With Your Loved Ones. With Three Cosy Bedrooms, There's Plenty Of Space For The Whole Family To Unwind And Make Themselves At Home.

Step Inside And Discover A Modern Family Bathroom, Complete With An Extra Separate W/C For Added Convenience. The Low Maintenance Front Garden Sets A Welcoming Tone, While The Generous West-Facing Rear Garden Offers A Tranquil Retreat With A Lovely Patio Area For Al Fresco Dining Or Soaking Up The Sun.

One Of The Highlights Of This Property Is The Large Conservatory, Providing Additional Living Space That Can Be Enjoyed All Year Round. Imagine Sipping Your Morning Coffee In This Bright And Airy Room, Overlooking The Beautiful Garden.



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

Distance Times As Suggested By Google Maps.

Entrance Hallway

11'5" x 10'9" (3.5m x 3.3m)

Entrance Leads To The Lounge/Dining Room, Kitchen, Understairs Storage Cupboard And Staircase To The First Floor.

Lounge

12'1" x 14'1" (3.7m x 4.3m)

Open Plan To Dining Area, Feature Fireplace With Electric Fire, uPVC Double Glazed Bay Window, Radiator.

Dining Area

10'5" x 12'5" (3.2m x 3.8m)

Open Plan To Lounge, uPVC Double Glazed Window, Radiator.

Kitchen

21'11" x 8'2" (6.7m x 2.5m)

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Belfast Sink Unit & Mixer Tap, Space For A Freestanding Cooker With Overhead Extractor Fan, uPVC Double Glazed Window & French Doors Leading To The Rear.

Conservatory

uPVC Construction, French Doors Leading Out To Rear Garden Another Set To The Side Seating Area.

First Floor Landing

10'9" x 6'2" (3.3m x 1.9m)

Access To Bedrooms, Bathroom & Staircase Leading To The Loft Room.

Bedroom One

10'5" x 12'5" (3.2m x 3.8m)

uPVC Double Glazed Window, Radiator.

Bedroom Two

9'10" x 12'5" (3m x 3.8m)

uPVC Double Glazed Bay Window, Radiator.

Bedroom Three

8'2" x 8'2" (2.5m x 2.5m)

uPVC Double Glazed Window, Radiator.

Separate W/C

4'11" x 2'11" (1.5m x 0.9m)

White W/C, Hand Wash Basin, uPVC Double Glazed Window.

Family Bathroom

9'10" x 4'7" (3m x 1.4m)

Fitted With A White Three Piece Suite Comprising: Bath With Shower Over & Glass Screen, Vanity Hand Wash Basin, W/C, uPVC Double Glazed Window, Radiator.

Loft Room

13'1" x 9'10" (4m x 3m)

Fixed Staircase Leading Up To The Room, Velux Window.

Energy Efficiency Rating: E

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

Tax Band: B

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

Accessibility: Two Storey Dwelling, No Accessibility Modifications

Cladding: None

Planning Issues: None Which Our Clients Are Aware Of

Coastal Erosion: None

Coal Mining In The Local Area: None

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.

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Area Map



Floor Plans



Energy Efficiency Graph

