



21 Balfour Terrace

Linthorpe, Middlesbrough, TS5 5HZ

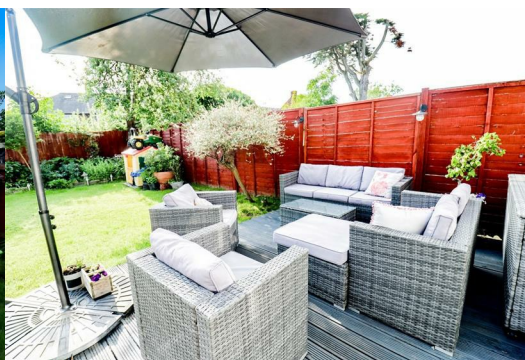
£170,000



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.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

