



59 Balmer Hill, Gainford, DL2 3EL  
£309,995

PROPERTY  
PERSPECTIVE



## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this re modelled and extended detached house located in this popular village with access to amenities and transport links.

As you would expect the property benefits from Hive controlled central heating and PVCu double glazing. There is a modern kitchen with quartz worktops and appliances plus a modern bathroom, en suite and WC. Items of note include the front and rear porches, French doors and bi fold doors to rear, wood burning stove to lounge and fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring, curtains and blinds.

To the ground floor is an entrance porch, hall, lounge, dining room, kitchen, conservatory, further reception room, WC and rear porch. There are 4 double bedrooms, the master with en suite plus a family bathroom located off the first floor landing. There is a boarded loft with light and power plus ladder access.

There are well presented gardens to the front and rear with lawns, patio and planting plus external tap and power along with a substantial lean too shed. There is off road parking to the front.

Tenure - Freehold  
Council Tax - Band E

The property comprises.

### GROUND FLOOR

#### Entrance Porch

With fitted flooring plus access to store.

#### Hall

With fitted flooring plus access to store.

#### Lounge 17'0" x 12'7" (5.19m x 3.85m)

With wood burning stove plus carpets and curtains.

#### Dining Room 12'7" x 8'0" (3.86m x 2.46m)

With carpets and curtains. Bi fold doors to rear.

#### Further Reception Room 15'8" x 7'10" (4.78m x 2.39m)

With fitted flooring and blinds. Door leading to outside of property.

#### Kitchen 14'11" x 8'6" (4.56m x 2.61m)

Having a comprehensive range of modern wall and base units with complimenting quartz worktops, upstands and splash back. With oven, microwave, 5 ring hob, hood, dishwasher and washing machine. Having fitted flooring. Leading to.

#### Conservatory 10'1" x 8'11" (3.09m x 2.74m)

With fitted flooring and blinds. French doors leading to the rear garden.

#### Rear Porch 6'11" x 4'9" (2.11m x 1.47m)

Having modern fitted units, American fridge freezer, fitted flooring and under floor heating.

#### WC 6'9" x 3'5" (2.07m x 1.06m)

Having modern white sanitary ware, tiling, chrome ladder radiator and vinyl flooring.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 12'9" x 12'9" (3.91m x 3.89m)

With fitted wardrobes and units plus carpets, curtains and blinds.

#### En Suite 6'11"(max) x 5'6"(max) (2.12m(max) x 1.70m(max))

Having modern white sanitary ware with tiling, mirror, vanity and vinyl flooring.

#### Bedroom 2 15'5" x 8'9" (4.71m x 2.68m)

A light dual aspect room with carpets, curtains and blinds.

#### Bedroom 3 12'1" x 9'3" (3.70m x 2.82m)

With carpets, curtains and blinds.

#### Bedroom 4 9'7"(max) x 9'0"(max) (2.93m(max) x 2.76m(max))

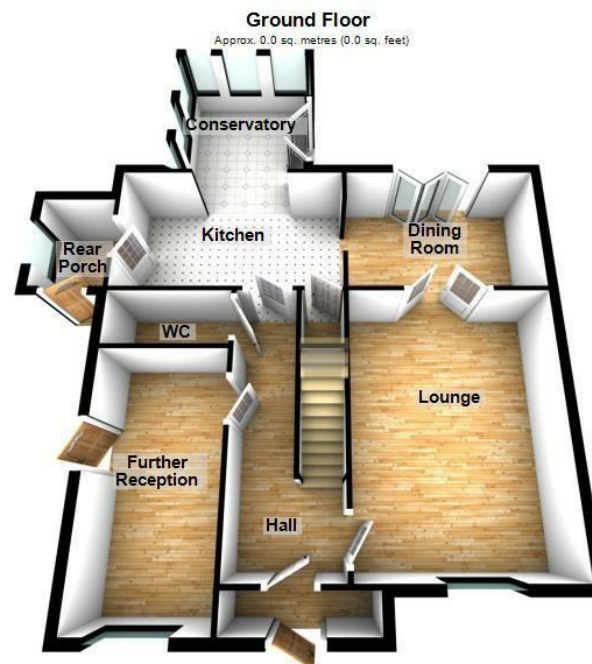
With wardrobe, carpets, curtains and blind.

#### Bathroom 9'6" x 5'7" (2.90m x 1.71m)

Having modern white sanitary ware with shower and screen to bath, vanity unit plus chrome ladder radiator.

### EXTERNAL

There are well presented gardens to the front and rear with lawns, patio and planting plus external tap and power along with a substantial lean too shed. There is off road parking to the front.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)