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30 BALMER HILL, GAINFORD, DL2 3EJ

£245,000

Situated in the popular village of Gainford, enjoying an open aspect to the rear over countryside, we are delighted to offer for sale this Three Bedroomed Detached Residence.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Reception Hallway, spacious Lounge with double glazed window to the front aspect and featuring an attractive fire surround, Dining Room with patio doors opening to the rear gardens, and Kitchen with external door to the side.

To the first floor there is a Landing area, Three Bedrooms, two of which are fitted with a range of fitted wardrobes, and the Bathroom/we is fitted with a cream suite, there is also a separate WC.





LOUNGE 12'08 x 12'08 (3.86m x 3.86m)

DINING ROOM 13'1 x 12'01 (3.99m x 3.68m)

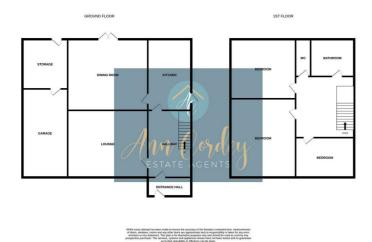
KITCHEN 9'7 x 8'03 (2.92m x 2.51m)

BEDROOM ONE 12'05 x 13'00 (3.78m x 3.96m)

BEDROOM TWO 10'06x 12'02 (3.20mx 3.71m)

BEDROOM THREE 8'9 x 710 (2.67m x 216.41m)

BATHROOM 6'00 x 5'09 (1.83m x 1.75m)



Energy Efficiency Rating

Very energy efficient - lower running costs
(92 plus) A

(81-91) B

(99-80) C

(55-68) D

(39-54) E

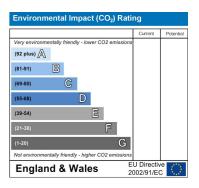
(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.







