



## 30 BALMER HILL, GAINFORD, DL2 3EJ

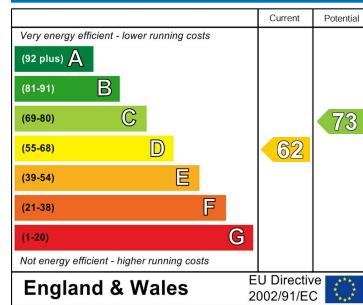
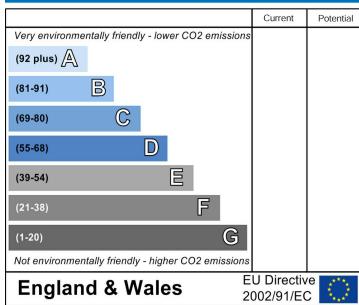
**£240,000**

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 Bedrommed 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/wc 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****Environmental Impact (CO<sub>2</sub>) Rating**

Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. Prospective buyers should not rely on the description contained here and must satisfy themselves 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.

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