



2 Balmoral Drive , Middlesbrough, TS4 2PY

£159,950



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ENTRANCE

6'2" x 5'4" (1.88m x 1.63m)

The porch provides additional space and benefits from two UPVC double glazed windows and a wooden door entering into the hallway making it the perfect place to leave outerwear.

HALLWAY

12'9" x 5'10" (3.89m x 1.78m)

The long bright hallway features a UPVC double glazed window to the side aspect, understair storage and gains access to the open plan reception/ dining room via double doors and spacious kitchen.

RECEPTION/ DINING ROOM

24'10" x 12'8" (7.57m x 3.86m)

The reception/ dining room sets the tone of the property with an exceptionally sized space benefiting from two large UPVC double glazed windows to the front and rear allowing naturally light to pour in. This room would comfortably fit a two piece suite with storage units and a family sized dining table whilst also comprising two radiators and a feature fire surround. From the reception/ dining room you are able to gain access to the kitchen and hallway, meaning you are able to partition the room if needed.

KITCHEN

20'11" x 7'9" (6.38m x 2.36m)

The kitchen provides an exceptional amount of space spanning an impressive 6.38M X 2.36M with a vast amount of worktop space to cook up those family meals. Whilst being larger in size it benefits from wooden wall, base and drawer units with a UPVC double glazed window to the side aspect and gains access to the rear garden through a white UPVC door.

LANDING

10'7" x 3'6" (3.23m x 1.07m)

The landing is light from the UPVC double glazed window which is situated at the top of the stairway and gains access to the three bedrooms, bathroom, toilet and loft.

BEDROOM ONE

12'8" x 10'11" (3.86m x 3.33m)

The first bedroom is situated to the front of the property and is a fantastic size! The room benefits from a large UPVC double glazed window, built-in storage units and would comfortably fit a double bed at ease.

BEDROOM TWO

9'9" x 10'8" (2.97m x 3.25m)

The second bedroom is located to the rear of

the property and is also a large double. This room compromises a large UPVC double glazed window, built-in storage units and would fit a double bed with the ability to maneuver around at ease.

BEDROOM THREE

7'6" x 7'8" (2.29m x 2.34m)

The third bedroom is the smallest of the three but appears to be a large single which will have the ability to fit a single bed along with storage units.

FAMILY BATHROOM

5'9" x 7'6" (1.75m x 2.29m)

The Family bathroom consists of a two piece suite which includes a bath with shower attachments and tile surround and a hand basin. This room homes the combi boiler which is located in the storage cupboard and has the benefit of single radiator and UPVC double glazed frosted window.

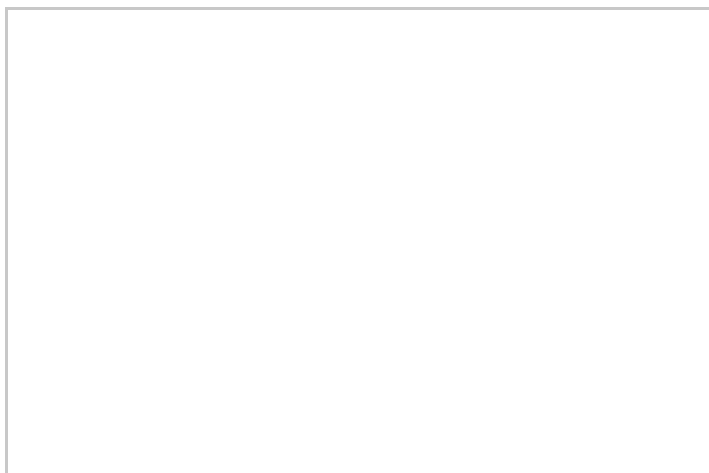
TOILET

2'4" x 4'6" (0.71m x 1.37m)

The toilet is separate to the bathroom in this property and is located to the top of the stairway compromising a low level W/C and frost double glazed window.

EXTERNAL

This property offers a low maintenance front garden which is paved and a long driveway which leads down to the garage which has private double gates to access. To the rear is a paved entertaining area with a large grassed surround.



Road Map



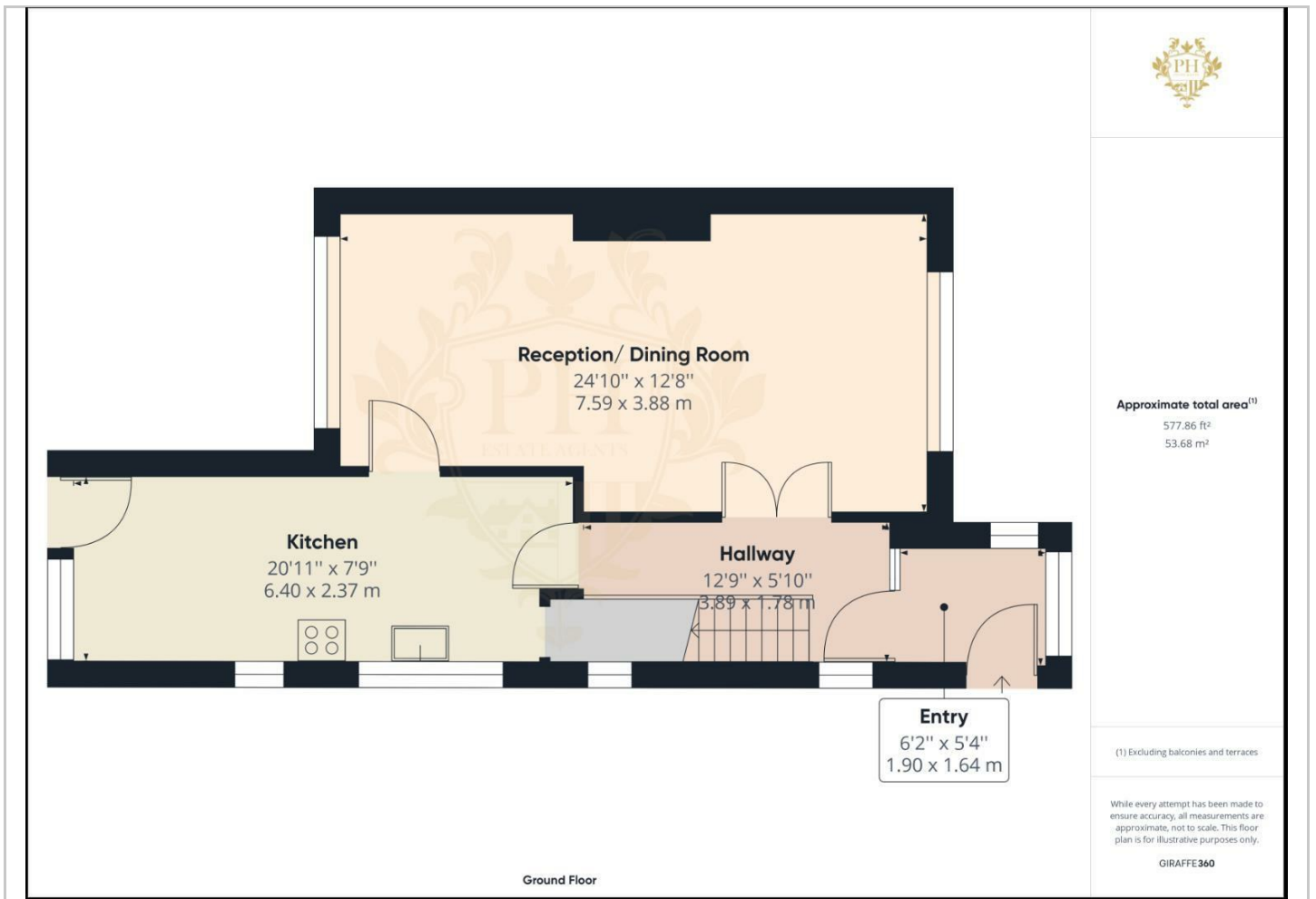
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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