

Firmin & Co. Estate Agents

# 53 Balintore Rise

Orton Southgate PE2 6SP

**Offers in the region of £230,000**

3 1 2

# 53 Balintore Rise

## Orton Southgate PE2 6SP

Brilliantly presented semi detached property on Balintore Rise, a very popular part of Orton Southgate.

This property comprises of;

Ground Floor- entrance hall with understairs cupboard, kitchen to the front, lounge with double doors to the conservatory, conservatory with double doors to the garden and door to the utility area which is part of the garage conversion as well as the additional bedroom that could lend itself to a multitude of uses.

First Floor- Landing, bedroom one with built in storage, bedroom two with a built in storage cupboard, re-fitted family bathroom.

Outside- to the front of the property, driveway to the side, gravel frontage and enclosed with a bush line. To the rear of the property, an enclosed garden mainly laid to lawn with a patio area.

This property is within easy reach of all Orton has to offer, Ferry Meadows Country Park and major transport links.

Tenure: Freehold
Council Tax Band: B

























Ground Floor

Entrance Hall

Kitchen
11'3" x 7'11" (3.43m x 2.42m)

Lounge
13'10" x 12'6" (4.23m x 3.83m)

Conservatory
12'3" x 7'3" (3.75m x 2.23m)

Utility Area
7'11" x 6'1" (2.42m x 1.87m)

Bedroom/Family Room
11'3" x 7'11" (3.43m x 2.42m)

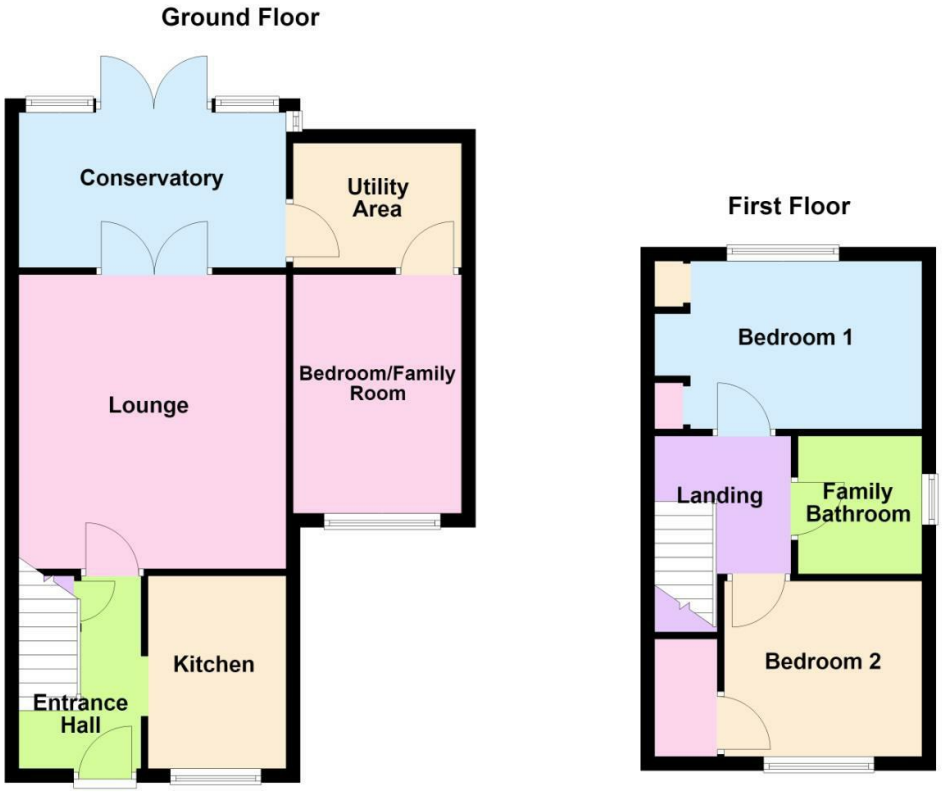
First Floor

Bedroom One
12'7" max x 7'10" max (3.86m max x 2.41m max )

Bedroom Two
9'3" x 8'3" (2.84m x 2.52m)

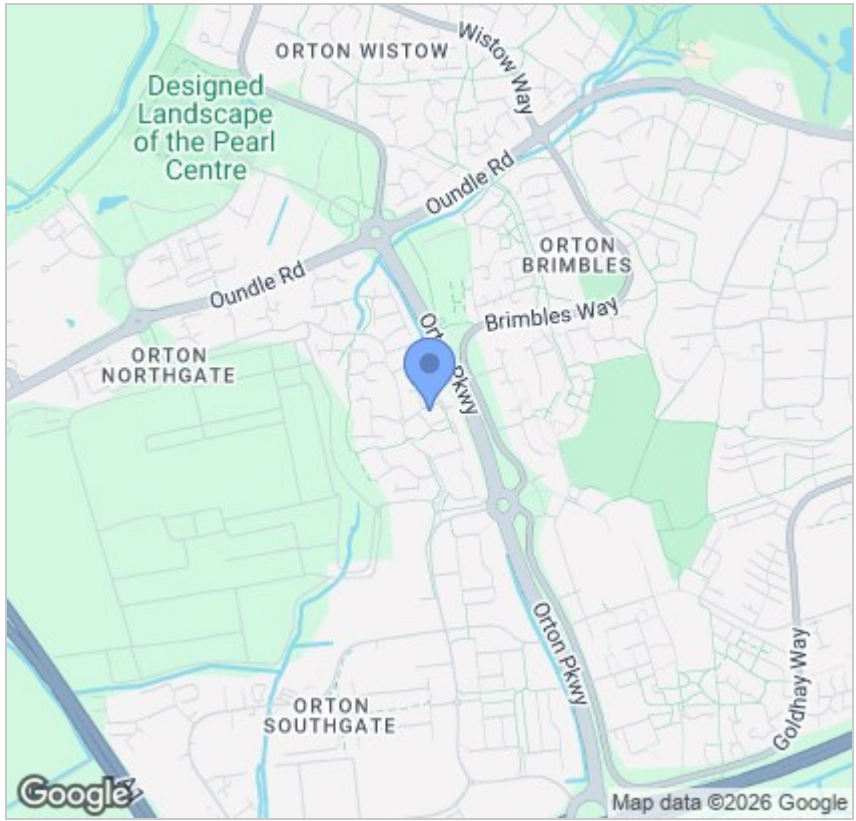
Family Bathroom

## Floor Plan

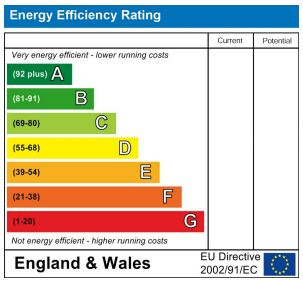


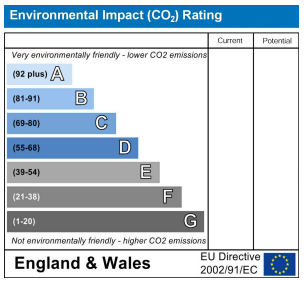

This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Orton Office on 01733 852257
if you wish to arrange a viewing appointment for this property or require further information.

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.

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