

BALMOR ROAD, MIDDLESBROUGH, TS6 0ER



- ▲ Three Bedroom Semi Detached Property
- ▲ Excellent Family Home
- ▲ Neutral Décor Throughout

- ▲ Conservatory
- ▲ Low Maintenance Garden
- ▲ Off Street Parking & Garage

£185,000

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Michael Poole Estate Agents welcome to the market this light and bright bay fronted three bedroom semi-detached home with neutral décor throughout, generous living room and fabulous kitchen diner making this an ideal family home. Brilliant for transport links, local amenities, and schooling. Early viewing is advised.

GROUND FLOOR

HALL - 1.88m (6'2") reducing to 0.97m (3'2") x 4.88m (16')

Composite entrance door with twin side lights to a light and airy hallway with oak staircase to the first floor, handy under stairs cupboard and doors to the living room and kitchen diner.

LIVING ROOM - 3.45m (11'4") x 4.8m (15'9") increasing to 5.56m (18'3") into the bay

A brilliant size room with neutral decoration, wide plank oak laminate flooring, wall mounted remote electric fire, UPVC bay window and part glazed doors opening to the kitchen diner.

KITCHEN DINER - 5.4m (17'9") reducing to 2.26m (7'5") x 4.55m (14'11") reducing to 2.46m (8'1")

A fantastic family space with high gloss fitted kitchen with soft close doors, contrasting roll edge worktops and Corian style sink. Integrated electric oven and gas hob with glass splashback and extractor hood, plumbing for washing machine, vinyl flooring, chrome downlighters, Worcester combi boiler, radiators, UPVC window overlooking the rear garden, part glazed UPVC door opens onto the driveway and further UPVC French doors open to the conservatory.

CONSERVATORY - 2.44m x 2.46m (8' x 8'1")

A versatile space with tiled laminate flooring, ceiling light/fan and French doors open onto the rear garden.

FIRST FLOOR

BEDROOM ONE - 3.5m (11'6") x 3.66m (12') increasing to 4.52m (14'10") into the bay

A lovely bay windowed room with radiator and UPVC window with views over Eston Hills.

TO VIEW: Tel: 01642 955180

129 High Street, Eston, TS6 9JD

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BEDROOM TWO - 3.5m x 3.66m (11'6" x 12')

A neutrally decorated room including carpet with storage cupboard, radiator and UPVC window overlooking the rear garden.

BEDROOM THREE - 2.03m x 2.3m (6'8" x 7'7")

A nicely presented single room with radiator and UPVC window.

BATHROOM - 1.78m x 1.96m (5'10" x 6'5")

White modern suite with over bath thermostat shower, extractor fan, high gloss white vanity storage unit with granite top, fully tiled walls with chrome trim, contrasting tiled flooring, modern style ladder radiator, brushed stainless steel downlighters and UPVC window.

EXTERNALLY

GARAGE - 3m x 7.26m (9'10" x 23'10")

A sectional garage with up and over door, power, light and a handy side door to access the rear garden.

GARDENS & PARKING

The front of the property benefits from a gated block paved driveway with parking for numerous vehicles and gated access to the rear garden. The low maintenance rear garden is fully paved and features raised brick planters.

AGENTS REF: - EE/LS/RED260471/03072026

Council Tax Band: C **Tenure:** Freehold

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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