

BALFOUR TERRACE, LINTHORPE, MIDDLESBROUGH, TS5 5HZ



- ▲ Chain Free Sale!
- ▲ Private West Facing Rear Garden with a Lawn & Patio
- ▲ Ideal for First Time Buyers & Families Alike
- ▲ Off Street Parking & Detached Garage
- ▲ Two Reception Rooms
- ▲ Handy WC
- ▲ Modern Stylish Bathroom with a Four-Piece Suite

Offers Over £160,000

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Looking to get onto the property ladder or ready for a bigger home? This three bedroom semi has everything you need with a family bathroom and handy WC half way up the stairs, ideal for a family.

Features include gas central heating with a combi boiler, off street parking, and a large private west facing rear garden with a patio and lawn.

The property comprises entrance hall, lounge, dining room and kitchen with a small sunroom. On the first floor there are three bedrooms, a family bathroom, and a separate WC.

GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door, staircase to the first floor and storage cupboard.

LIVING ROOM - 4.3m x 3.2m (14'1" x 10'6")
With gas fire in surround and radiator.

DINING ROOM - 3.2m x 2.64m (10'6" x 8'8")
With radiator.

KITCHEN - 5.46m x 2.36m (17'11" x 7'9")

With woodgrain effect wall, drawer, and floor units, granite effect roll edge worktop, electric oven, four ring electric hob with stainless steel extractor fan, stainless steel sink with mixer tap, space for washing machine and space for fridge freezer. Spotlights in the ceiling, radiator, slate effect laminate flooring, white splashback tiles and UPVC door to the sunroom.

SUNROOM - With Worcester Bosch combi boiler and tiled flooring.

FIRST FLOOR

LANDING

WC - 1.3m x 0.81m (4'3" x 2'8")
With close coupled WC, tiled walls, and floor.

BEDROOM ONE - 3.1m x 3.58m (10'2" x 11'9")
With radiator.

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64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM TWO - 3.18m x 2.57m (10'5" x 8'5")

With radiator.

BEDROOM THREE - 2.4m x 2.64m (7'10" x 8'8")

With loft access and radiator.

BATHROOM - 1.4m x 2.64m (4'7" x 8'8")

Comprising close coupled WC, pedestal wash hand basin, bath, corner shower, white tiled walls, chrome towel radiator, granite effect tiled flooring and spotlights in the ceiling.

EXTERNALLY

GARDENS & GARAGE - To the front there is off street parking for multiple cars leading to the garage and a lawned front garden. To the rear there is a fence enclosed garden with lawn and patio.

AGENTS REF: - TM/LS/MID230003/19012024

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

TO VIEW: Contact our Middlesbrough office on

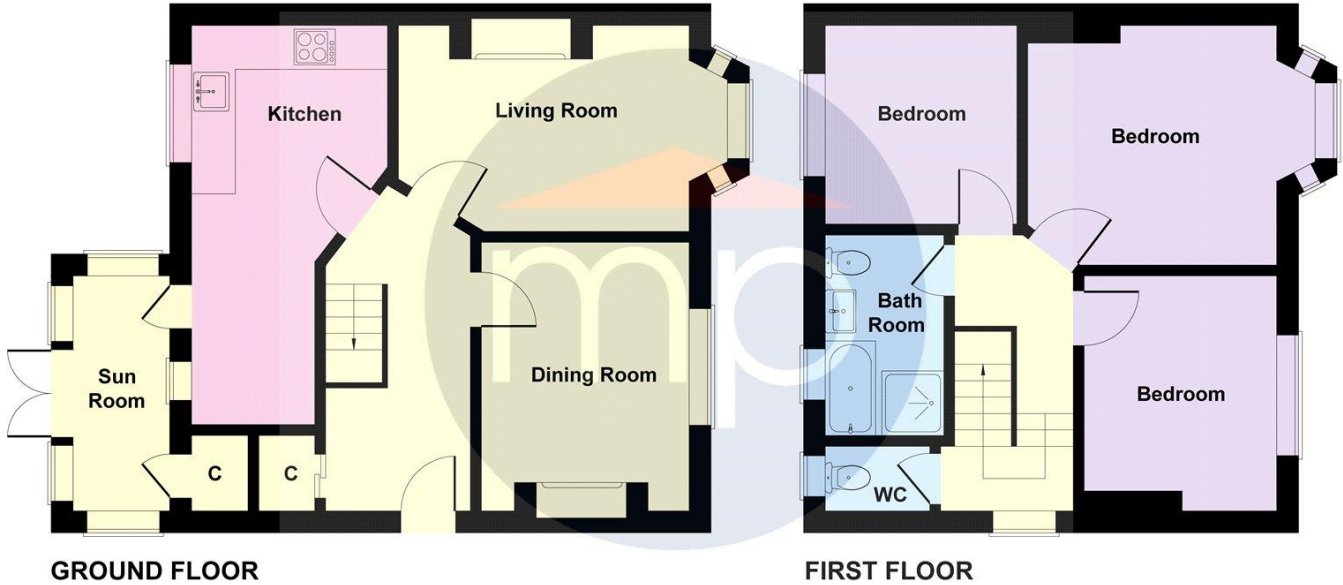
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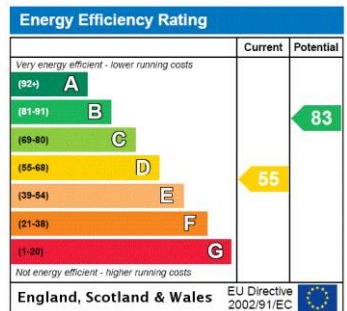


5 Balfour Terrace



Not to Scale. Produced by The Plan Portal 2024
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