



Balmor Road, Middlesbrough TS6 0ER

welcome to

Balmor Road, Middlesbrough

A beautifully presented three-bedroom semi-detached home located in the sought-after TS6 area.

Entrance Hall

Enter through composite door into hallway, staircase to first floor, radiator, access to downstairs W/C, under stair storage cupboard.

Lounge

11' 3" x 15' 9" excl window bay (3.43m x 4.80m excl window bay)
UPVC double glazed windows to front, radiator.

Kitchen

17' 4" x 14' 10" (5.28m x 4.52m)
Fitted kitchen, 1 1/2 bowl sink with draining board, UPVC double glazed windows to rear, UPVC double glazed door to side, UPVC double glazed patio doors leading onto the conservatory, recess for fridge/freezer, washing machine/dishwasher, electric oven, four ring gas hob, chimney breast extractor fan, spotlights to ceiling, L shape room.

Conservatory

8' 2" x 7' 9" (2.49m x 2.36m)
UPVC double glazed construction, UPVC double glazed windows.

Downstairs W/C

UPVC double glazed frosted window, toilet, wash hand basin.

Landing

UPVC double glazed frosted window to side, access to loft.

Bedroom 1

10' 8" x 12' excl bay (3.25m x 3.66m excl bay)
UPVC double glazed window to front, radiator.

Bedroom 2

11' 6" x 12' (3.51m x 3.66m)

UPVC double glazed windows to rear, radiator, built in storage cupboard,

Bedroom 3

6' 8" x 7' 7" (2.03m x 2.31m)
UPVC double glazed window to front, radiator.

Family Bathroom

L shape bath with shower above, UPVC double glazed frosted window, toilet, towel style radiator, spotlights.

Externally Rear Garden

Patio area, laid to lawn, garage to side.

Front Garden

Driveway leading to garage, small lawn garden area.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

Balmor Road, Middlesbrough

- MODERN HOME
- IDEAL FOR FIRST TIME BUYERS
- THREE WELL-PROPORTIONED BEDROOMS
- DRIVEWAY LEADING TO GARAGE
- REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£190,000



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Property Ref:
MAR112307 - 0005

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