



Balmoral Road, HARTLEPOOL TS25 3AX

welcome to

Balmoral Road, HARTLEPOOL

A superb, two bedroomed, mid terrace family home, desirably located on Rossmere estate, close to local schools, amenities and bus routes. Special features include recently fitted UPVC windows, conservatory, excellent loft space with Velux windows and off street parking.

Entrance Hallway

Entered via double glazed composite door, stairs to first floor, storage cupboard, laminate flooring, doors leading to kitchen and lounge.

Lounge

UPVC double glazed window to front, radiator, UPVC double glazed sliding doors into conservatory, coved cornicing, electric fire with decorative surround, TV point.

Conservatory

UPVC construction on a dwarf wall with UPVC windows to rear and sides, UPVC double glazed door to side into rear garden, laminate flooring, TV point, 2 electric heaters.

Kitchen

Composite door to rear, dual aspect with UPVC double glazed window to rear and front, beautiful range of white wall and base units with contrasting sparkle top working surfaces, space for free standing American fridge freezer, inset electric oven, 4 ring gas hob with chimney style extractor over, tiled splashback, recess and plumbing for washing machine, recess for a tumble dryer, stainless steel sink/drainage with swan neck mixer tap, walk in pantry cupboard with space for undercounter fridge, inside the pantry cupboard is a UPVC double glazed window to rear, laminate flooring, space for dining table.

First Floor Landing

Loft hatch access, UPVC double glazed window to rear, radiator.

Family Bathroom

UPVC double glazed window to rear, low level low flush WC, pedestal wash hand basin, panel bath with mixer tap and tiled surround, radiator, vinyl flooring.

Bedroom 1

UPVC double glazed window to rear, radiator, wall mounted combination boiler, built in storage cupboard.

Bedroom 2

UPVC double glazed window to front, radiator, part restricted floor space due to bulk head.

Loft Space

Pull down ladder, Velux skylight window to front and rear x 2, spotlights to ceiling, carpeted, fully boarded.

Externally

Front

Concrete hard standing for up to three cars.

Rear Garden

Block paved with 2 tiers with multiple seating areas, pergola, 2 brick built storage areas, wooden storage 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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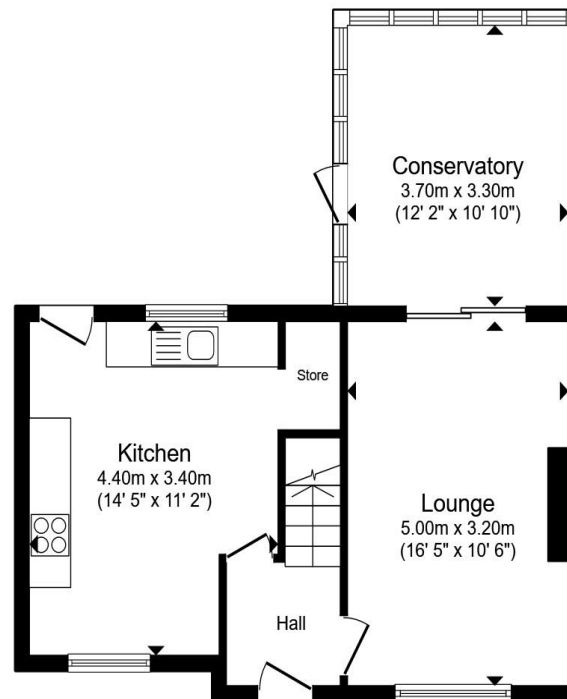
Balmoral Road, HARTLEPOOL

- POPULAR LOCATION
- RECENTLY FITTED UPVC WINDOWS
- CONSERVATORY
- LOFT SPACE
- DRIVEWAY FOR UP TO 3 CARS

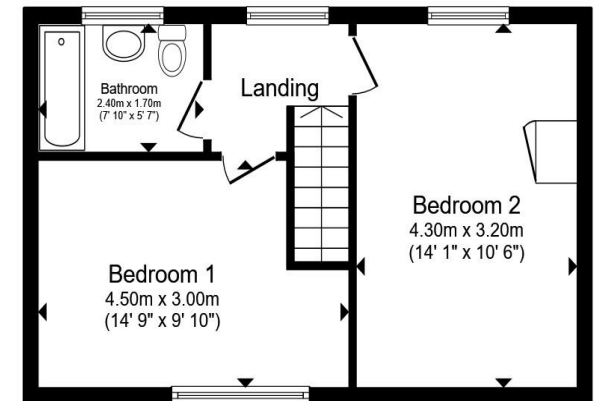
Tenure: Freehold EPC Rating: C

Council Tax Band: A

£125,000



Ground Floor



First Floor

Total floor area 74.4 m² (801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
HAR118779 - 0003

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