



# Balmer Hill

Gainford



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# ABOUT THE PROPERTY

We are pleased to offer to the market this spacious three bedroom link-detached house located on this popular residential cul de sac enjoying wonderful views to the rear.

The accommodation briefly comprises: Entrance Hallway, Living Room, Dining Room, Kitchen, Utility Room, Three Bedrooms, Bathroom and Separate WC. Externally there is a Driveway, Single Garage, Front and Rear Gardens.

Balmer Hill is a cul de sac situated just on the outskirts of this popular and picturesque village which has a lovely large village green and is located on a particularly pretty stretch of the River Tees. It lies between the popular market towns of Darlington and Barnard Castle and a short drive away from picturesque Teesdale.



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# ACCOMMODATION

## Hallway

Front entrance door with side light. Radiator and doors providing access to the living room, dining room and kitchen.

## Living Room

Window to the front elevation, radiator, coving to ceiling, feature fireplace with wood surround and inset real flame effect fire. radiator, coving to ceiling and decorative arches to alcoves.

## Dining Room

Window to the rear elevation, radiator and door accessing the rear utility.

## Utility

A good sized utility with plumbing for washing machine, worktop, strip lighting, space for appliances, window overlooking the rear garden and rear access door.

## Kitchen

Fitted with a range of wall and floor units, worktops and tiled splashbacks. Integrated gas oven and four ring hob with stainless steel chimney style extractor above. Stainless steel sink unit, space for under counter fridge, wall mounted gas central heating boiler, understairs cupboard, window to the rear elevation and side access door.

## FIRST FLOOR

## Landing

Window to the side elevation, loft hatch, airing cupboard and doors accessing the first floor accommodation.

## Bathroom

Panelled bath with mixer taps with shower head, pedestal hand wash basin, fully tiled wall, radiator and obscured glazed window to the rear elevation.

## Separate WC

Low level wc, radiator and obscured glazed window to the rear elevation

## Bedroom One

Double bedroom with window to the front elevation, radiator and central ceiling light.

## Bedroom Two

Double bedroom with window to the rear elevation enjoying wonderful views, radiator, central ceiling light and pedestal hand wash basin.





### Bedroom Three

Single bedroom with window to the front elevation, radiator and fitted cupboard.

### EXTERNALLY

To the front of the property there is an open plan lawned garden with planted borders and central pathway leading to the front door. Driveway leading to a single garage.

### Garage

Attached single garage with up and over garage door. The garage has light and power installed.

The rear garden can be accessed from a gate located at the front of the property as well as from the kitchen and utility rooms.

A private rear garden with wonderful views beyond being bounded by hedges and fencing. The garden is made up of several areas including lawned garden, paved patio, planted borders, vegetable plot, greenhouse and summerhouse.

### PRICE

£249,995

### VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors Tel: 01833 638094 opt 1.

### PROPERTY INFORMATION

Title Number(s): DU2384

Tenure: Freehold

Local Authority: Durham

Council Tax: Band C

Annual Price: £2,268

Conservation Area: No

Flood Risk: Very low

Broadband: Basic 17 Mbps, Superfast 80 Mbps

Satellite / Fibre TV Availability BT, Sky and Virgin

Services: Mains Gas, Mains Electricity, Mains Water and Mains Drainage

Heating: Gas Fired Central Heating

### Survey

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

### Covenants and Easements

The property is subject to restrictive covenants and easements which will need to be verified by the seller's solicitor.

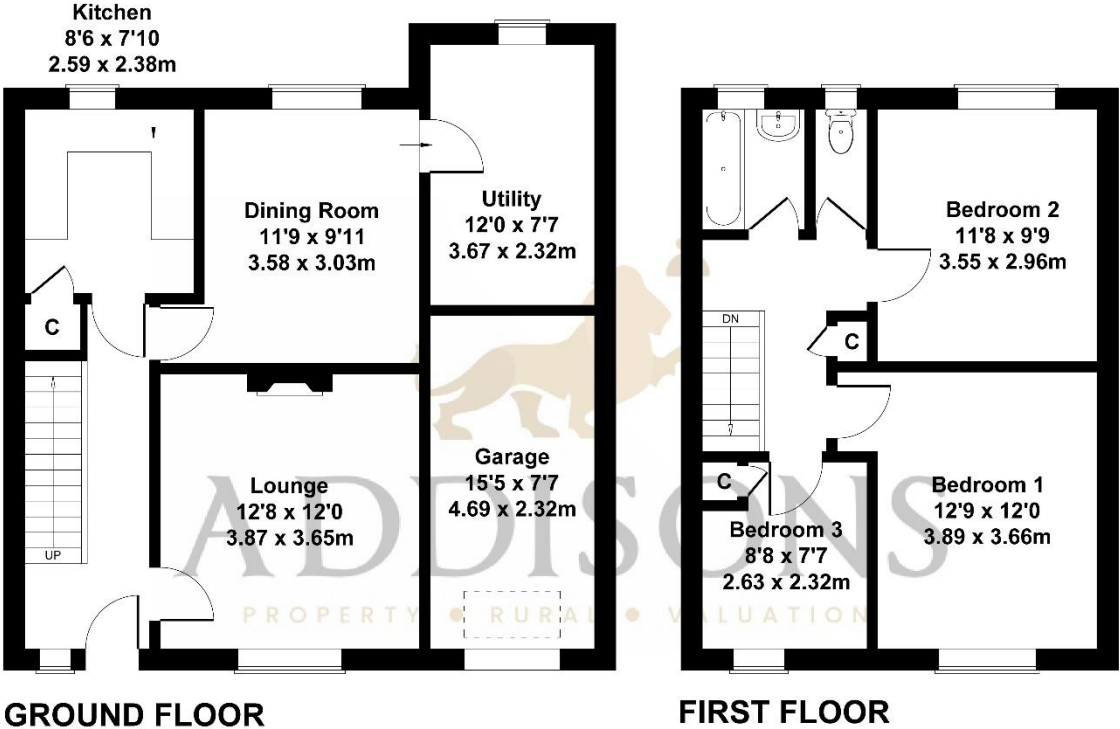
### BROCHURE

Details and photographs taken June 2025



# Floor Plan

## 9 Balmer Hill, Gainford



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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