



## Lily Gardens Blyth

Outstanding, detached four Bedroom house on this highly sought after street within the Portland Wynd development. The property is beautifully presented and briefly comprises: grand hallway, lounge with feature bay window, downstairs cloaks/WC, fantastic kitchen /diner with some integrated appliances, French doors opening to the rear garden and separate utility room. Impressive landing area to the first floor, four good size bedrooms, two En Suites and contemporary family bathroom. To the outside you have a front garden, driveway with off street parking and garage. To the rear you have a good size garden perfect for those alfresco evenings. Interest in this property will be extremely high call soon to arrange your viewing.

# £280,000

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# Lily Gardens

NE24 4UG

## ENTRANCE

UPVC door, stairs to first floor landing with storage cupboard.

## CLOAKS/WC

Low level WC and hand basin.

## LOUNGE 17'6 x 12'4 (5.33m x 3.76m) Maximum measurements include bay.

Double glazed window to front and single radiator.



## KITCHEN/DINER 18'3 x 6'2 (5.56m x 1.88m)

Tastefully decorated kitchen/diner. Range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap. Built in electric oven and gas hob with extractor fan and splash backs. Integrated fridge/freezer and dishwasher. Double glazed French doors leading to rear garden.

## UTILITY ROOM 6'3 x 6'2 (1.91m x 1.88m)

Fitted base units, work surface and stainless steel sink unit. Plumbed for washing machine.



## BEDROOM ONE 10'7 x 10'6 (3.22m x 3.20m) Minimum measurements excluding recess

Double glazed window to the front, single radiator and fitted sliding wardrobes.

## EN-SUITE

Double glazed window to the side and single radiator. Hand basin, low level WC and tiled shower cubicle.



**BEDROOM TWO 15'3 x 10'0 (4.65m x 3.05m)**

Double glazed window to the front, single radiator and fitted sliding wardrobes.

**EN-SUITE**

Low level WC, wash hand basin and shower cubicle.

**BEDROOM THREE 10'4 x 9'1 (3.15m x 2.77m)**

Double glazed window to the rear and single radiator.

**BEDROOM FOUR 9'8 x 6'7 (2.95m x 2.00m)**

Double glazed window to the rear and single radiator.

**BATHROOM/WC**

3 piece white suite comprising: Panelled bath, low level WC, wash hand basin and single radiator. Partial tiling to walls and spotlights.

**FRONT GARDEN**

Laid mainly to lawn with paved drive way and off street parking. Outside tap and electrical point.

**REAR GARDEN**

Low maintenance garden, laid mainly to lawn.

**GARAGE**

Integral single garage.

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: Garage and Driveway

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

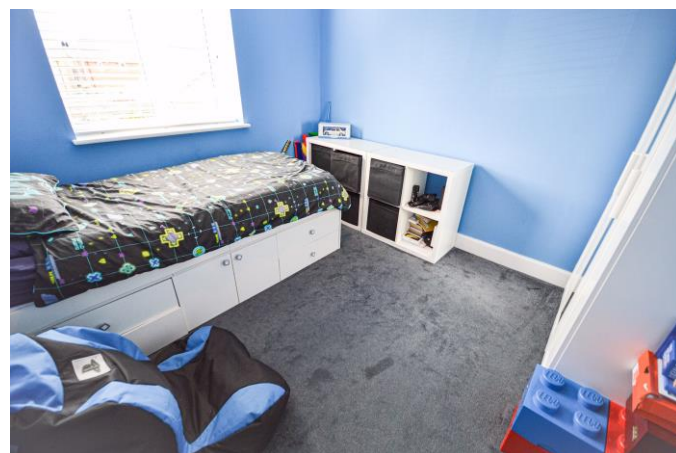
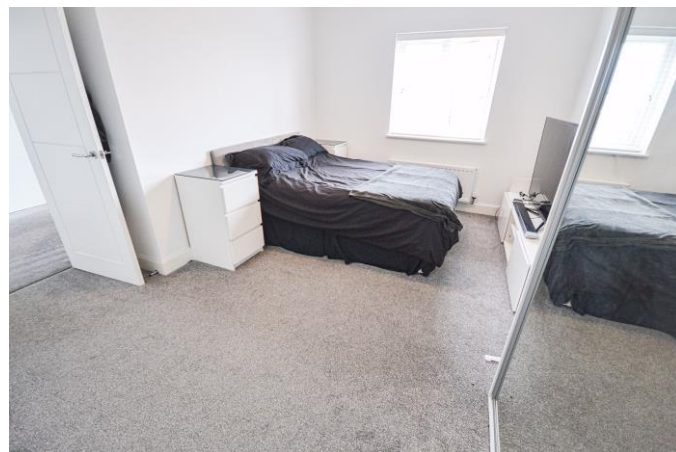
**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Council Tax Band: D**

**EPC Rating: B**

BL10272 /AJ /GH /5/1/24/V.V1







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