



Blanchland Avenue

Wideopen

- Traditional semi detached bungalow
- Large summer house
- Two bedrooms
- UPVC double glazing
- Ample off street parking
- Close to shops, amenities and

transport links

Guide Price £ 185,000

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ROOK
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SAYER

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Blanchland Avenue, Wideopen

A well appointed traditional semi detached bungalow conveniently located close to shops, amenities and transport links. The property benefits from a range of modern fixtures and fittings together with lovely garden with large summer house. It also features UPVC double glazing and ample off street parking.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, laminate flooring, built in cupboard, radiator.

SITTING ROOM 16'6 (into alcove) x 11'10 (into alcove) (5.03 x 3.61)

Double glazed bay window to front, feature fireplace, marble inset and hearth, living flame effect gas fire, coving to ceiling, radiator, laminate flooring.

KITCHEN 9'3 x 8'0 (2.82 x 2.44m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, tiled walls, tiled floor, integrated dishwasher, fridge and freezer, radiator, door to garage.

BEDROOM ONE 13'1 x 9'10 (3.99 x 3.00m)

Double glazed window to rear, fitted wardrobes with sliding doors, laminate flooring, radiator.

BEDROOM TWO 10'0 (into recess) x 9'5 (3.05 x 2.87m)

Double glazed window to front, radiator.

BATHROOM/W.C.

Three piece suite comprising panelled bath with electric shower over, wash hand basin, low level WC, tiled walls, tiled floor, heated towel rail, double glazed frosted windows.

FRONT GARDEN

Lawned area, double width block paved driveway.

REAR GARDEN

Decked area, lawned area, paved area, fenced boundaries, garden shed, summer house with lighting and power.

GARAGE

Attached space for automatic washer.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: NO
Parking: Driveway

MINING

The property is not known to be on a coalfield and 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from February 1954
Ground Rent: £9 per annum. Planned increase TBC
Service Charge: N/A
Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



Blanchland, Wideopen



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