



Blackwood Road

Long Grange

This outstanding detached three-bedroom plus study home is located in the highly sought-after Blackwood Road area within the prestigious Long Grange development. Immaculately presented, the property offers a stylish and spacious interior, starting with a welcoming hallway that leads to a comfortable lounge and a convenient downstairs cloakroom/WC. The heart of the home is the fantastic kitchen/diner, complete with French doors that open onto the rear garden, creating a seamless flow for indoor-outdoor living. Upstairs, the landing area provides access to three generously sized bedrooms, including a master bedroom with its own En-suite, as well as a contemporary family bathroom. The property also boasts an upstairs Study. Externally, the property boasts a front garden, a driveway offering off-street parking, and a garage. The rear garden is an ideal space for relaxing or entertaining, perfect for enjoying alfresco evenings. This exceptional home is expected to attract significant interest. To arrange a viewing, please call 01670 352900 or email Blyth@rmsestateagents.co.uk

£250.000



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ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Single radiator, double glazed window to side, small electrics cupboard

CLOAKS/WC

Low level WC, hand basin, double glazed window to side, extractor fan



Lounge 14'18 (4.29) x 13'19 (3.99) maximum measurements into stairwell

Double glazed window to front, double radiator

KITCHEN/DINER 14'20 (4.32) X 9'42 (2.84)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, electric fan assisted oven, gas hob, integrated fridge/freezer, washing machine and dish washer, plumbed for washing machine, built in storage cupboard, double glazed patio doors to rear garden

FIRST FLOOR LANDING

Single radiator, built in storage cupboard, spot lights, loft access



BEDROOM ONE 13'76 (4.15) X 10'51 (3.18)

Double glazed window to front, single radiator

EN-SUITE

Double glazed window to side, low level WC, hand basin, single radiator, shower cubicle, spotlights

BEDROOM TWO 14'24 (4.32) X 9'93 (2.97) maximum measurements into recess

Double glazed window to front, single radiator

BEDROOM THREE 9'44 (2.84) X 9'49 (2.84) maximum measurement into recess

Double glazed window to rear, single radiator,

BEDROOM FOUR/STUDY ROOM 7'31 (2.21) X 5'48 (1.62)

Double glazed window to rear, single radiator



BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, single radiator

FRONT GARDEN

Open aspect, laid mainly to lawn, driveway leading to garage

REAR GARDEN
Laid mainly to lawn

GARAGE
Single

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage and driveway

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: B
EPC RATING: C

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