



## Wooler Grange

### Blyth

This Stunning and modern three-bedroom family home is a true gem, offering both style and functionality. Situated in a peaceful cul-de-sac, the property enjoys picturesque views over a green space and boasts a sought-after southerly rear aspect. Designed across three versatile floors, this home provides an ideal layout for contemporary living, complete with a driveway and garage (used as storage) at the front. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing. Upon entering, the welcoming lobby leads into a comfortable lounge and a convenient downstairs cloakroom with a WC. The heart of the home is the sleek and stylish dining kitchen with breakfast bar and French doors that open directly onto the charming rear garden. The first floor hosts two spacious double bedrooms, one of which features elegant fitted wardrobes, along with a beautifully modern family bathroom, complete with a shower and luxurious forest waterfall spray. On the second floor, the impressive 23'10 master bedroom awaits, featuring Velux windows and ample storage. Outside, the delightful southerly-facing garden offers a perfect blend of decking, paving, and lawn, creating a serene space for relaxation and entertaining. With a shared access road leading into the cul-de-sac, the home is as practical as it is appealing, complete with a driveway and garage for added convenience. This property is a harmonious combination of comfort, style, and location, ready to be your ideal family home.

## Offers Over £165,000

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# Wooler Grange Blyth

## ENTRANCE

Double glazed entrance door

## ENTRANCE LOBBY

Radiator

## LOUNGE 14'9 (4.54) x 11'10 (3.38)

Double glazed window to front, enjoying front open aspect, panelled wall, radiator, storage cupboard



## DOWNSTAIRS CLOAKS/WC

Hand washbasin, low level WC with push button cistern, modern flooring, tiled splash backs, radiator

## DINING KITCHEN 11'10 (3.38) x 8'10 (2.46)

Gorgeous, cream high gloss range of base, wall and drawer units, roll edge worktops, integrated electric oven, hob, stainless steel cooker hood, breakfast bar, radiator, modern tiling, central heating boiler, spotlights to ceiling, double glazed window to rear, double glazed French doors to the rear garden

## REAR LOBBY

Turned staircase to the first floor, radiator



## FIRST FLOOR LANDING

Radiator, staircase to the second floor

## BEDROOM TWO 11'9 (3.62) x 10'5 (3.20)

Two double glazed windows to front, radiator

## BEDROOM THREE 9'8 (2.98) x 9'0 (2.74)

Double glazed window, radiator, and contemporary sliding robes

## SECOND FLOOR LANDING

Storage cupboard

## BEDROOM ONE 23'10 (7.04) x 8'6 (2.62)

Radiator, three Velux windows, storage cupboard, loft access



## EXTERNALLY

Delightful South facing rear garden with decked patio, paved borders and lawn, drive to front, open aspect

## GARAGE

Used as utility and storage

## 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.

**ACCESSIBILITY**

This property has level access

**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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