

Blagdon Drive | Blyth | NE24 3NA

£185,000

A hidden gem of exceptional quality, this beautifully appointed home effortlessly combines stylish interiors, immaculate presentation and a highly convenient location close to the new train station. Offered to the market with the added benefit of no upper chain, this superb property is ready for immediate occupation and is certain to appeal to a wide range of buyers seeking a home they can simply move straight into and enjoy. Upon entering, a welcoming hallway sets the tone for the accommodation beyond. The elegant lounge provides a relaxing retreat, flowing seamlessly into the dining area, creating an ideal space for both everyday living and entertaining. The well-equipped kitchen boasts a range of fitted units alongside selected integrated appliances, while a practical utility area offers additional storage and workspace. To the rear, a delightful conservatory overlooks the garden and provides a versatile additional reception area filled with natural light. To the first floor, there are two beautifully presented bedrooms together with a contemporary shower room finished in a modern style. Externally, the property continues to impress. A garage and off-street parking provide excellent convenience, while the attractive southerly facing rear garden enjoys sunshine throughout much of the day, offering the perfect setting for outdoor dining, relaxing and entertaining. Combining immaculate presentation, desirable outdoor space, excellent transport links and a sought-after location, this outstanding home represents a fantastic opportunity and early viewing is highly recommended.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved

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Gorgeous Semi Detached

Two Bedrooms

Garage & Off Street Parking

Close To Train Station

Kitchen With Attached Utility Area

No Upper Chain

Conservatory

South Facing Garden

For any more information regarding the property please contact us today

ENTRANCE: UPVC entrance door:

LOUNGE: (front): 12'3 x 14'31, (3.66m x 4.36m), max measurements into stairwall.
Double glazed window to front, double radiator, fire surround with gas inset and hearth, coving to ceiling.

DINING ROOM: 8'24 x 9'80, (2.51m x 2.98m), Single radiator, coving to ceiling, double doors to;

KITCHEN: (rear): 9'76 x 5'90, (2.97m x 1.79m). Range of wall, floor and drawer units with co-ordinating rol edge surfaces, co-ordinating sink unit with mixer taps, built in electric fan assisted double oven with gas hob, integrated fridge/ freezer.

UTILITY ROOM: 4'16 x 8'0, (1.26m x 2.43m), double glazed window to side, base units, door to rear garden.

CONSERVATORY: 11'30 x 7'56, (3.44m x 2.30m), double glazed windows, dwarf wall, double radiator, double glazed double doors to garden;

FIRST FLOOR LANDING: Double glazed window to side, built in storage cupboard, loft access with pull down ladders.

SHOWER ROOM: Wash hand basin set in vanity unit, low level w.c, shower cubicle, heated towel rail, tiling to walls, double glazed frosted window to rear.

BEDROOM ONE: (front): 10'24 x 10'88, (3.12m x 3.31m), double glazed window to front, coving to ceiling, single radiator, fitted wardrobes.

BEDROOM TWO: (rear): 9'66 x 7'16, (2.94m x 2.18m), min. measurements excluding recess. Double glazed window to rear, coving to ceiling, single radiator, fitted wardrobes.

FRONT GARDEN: Laid mainly to lawn, driveway with off street parking.

REAR GARDEN: Laid mainly to lawn, fenced boundaries, patio area, southerly facing.

GARAGE: Single garage, electric point, plumbed for washing machine.

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Heating
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: Garage/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

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B

EPC RATING: B

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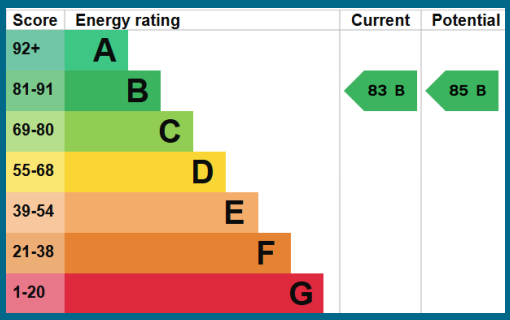




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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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

The Property Ombudsman

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