



6 Blanchland Avenue

Wideopen



6 Blanchland Avenue, Wideopen, NE13 6JR

A recently refurbished and exceptionally well presented, two bedroom semi-detached home, occupying a pleasant position on Blanchland Avenue in Wideopen, with an integral garage, attractive enclosed gardens and superb open-plan kitchen and dining accommodation.

The property offers a particularly appealing combination of modern presentation, well proportioned accommodation and a range of thoughtful practical upgrades, including LVT flooring and USB/USB-C sockets throughout.

A particular highlight is the impressive open plan kitchen and dining room, providing an excellent space for both everyday living and entertaining, with a dual-aspect arrangement, fitted skylights, contemporary kitchen fittings and direct access to the rear garden and integral garage.





The accommodation comprises: Entrance hall, providing access to all principal rooms and featuring LVT flooring | Lovely lounge with a large bay window, built in fireplace and custom built fitted storage and shelving | Bedroom one, positioned to the right hand side of the hallway | Stylish shower room finished attractive stone tiling with a walk in shower, wash band basin and WC | Bedroom two, also positioned along the hallway, provides a further well proportioned bedroom | At the end of the hallway is the impressive open plan kitchen/dining room, with a contemporary fitted kitchen and a range of integrated appliances and excellent space for a dining table. This space benefits from a great deal of natural light from the dual aspect windows, fitted skylight and sliding doors opening onto the rear garden | Integral access into the garage with an up and over door.

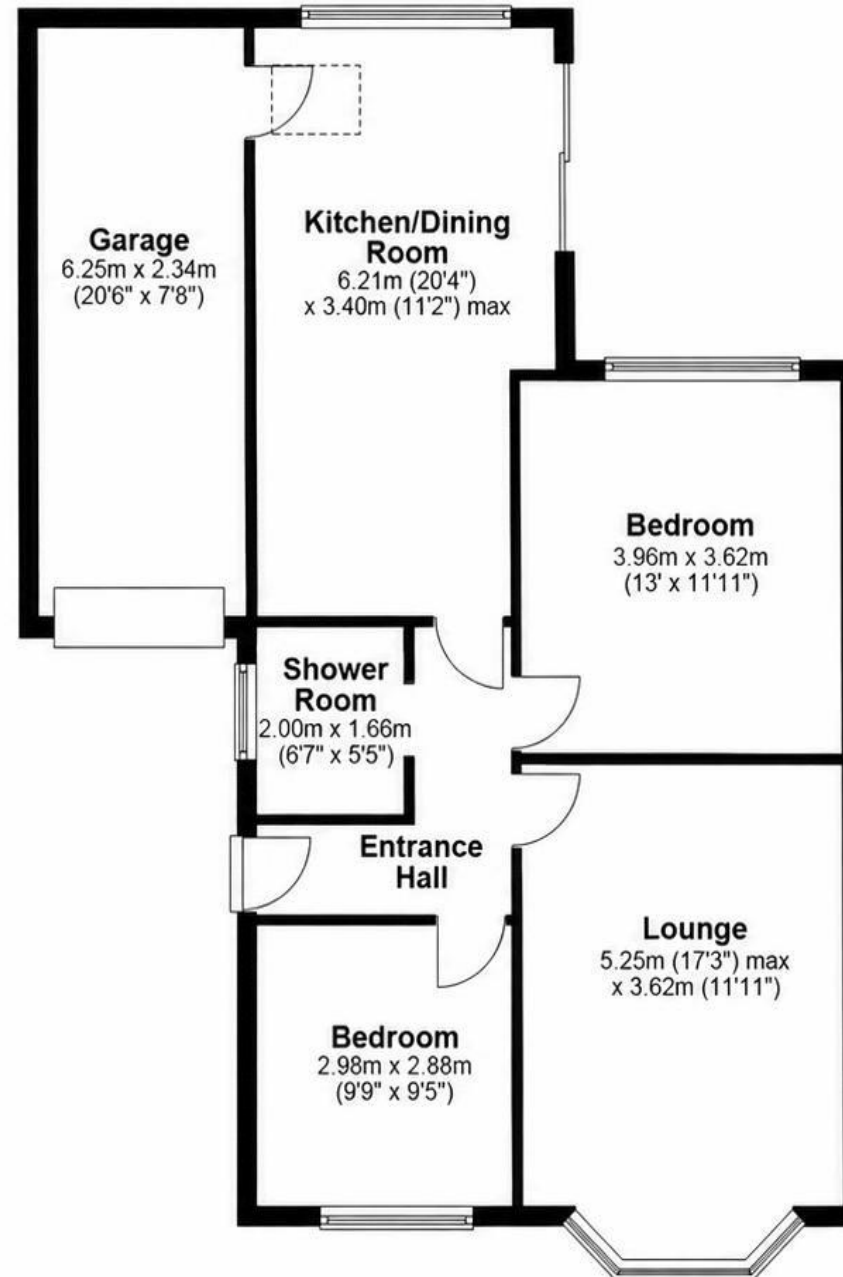
Externally, the property benefits from an attractive front garden, with driveway parking for at least 2 vehicles | To the rear is an enclosed garden with lawned area, paved seating and mature borders offering a good privacy.

Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Lease Remaining: 932 Years | Service Charge: N/A | Ground Rent: £9 per annum | Council Tax: Band B | Energy Performance Certificate: Rating D

Price Guide: Offers Over £260,000

Ground Floor

Approx. 86.0 sq. metres (925.4 sq. feet)



Total area: approx. 86.0 sq. metres (925.4 sq. feet)



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