

Wooler Grange | Blyth | NE24 4ST

£185,000

A stunning example of modern family living, this gorgeous three-bedroom semi-detached home combines stylish interiors, a fantastic rear garden, and a highly sought-after location close to Blyth's new train station. Offered for sale with no upper chain, this beautifully presented property is situated on a popular residential development and is sure to appeal to a wide range of buyers. The accommodation briefly comprises: welcoming entrance hallway, spacious lounge, convenient downstairs W.C., and a contemporary kitchen/diner providing the perfect space for family life and entertaining. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a modern family bathroom. Externally, the property boasts a fantastic rear garden, ideal for relaxing and outdoor dining, while a garage and off-street parking offer excellent practicality. Ideally positioned for easy access to local amenities, schools, transport links and the new train station, this superb home combines convenience with modern living.

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3 1 2

Semi Detached House

Three Bedrooms

Downstairs W.C And En Suite

Close To Train Station

Garage And Off Street

Gas Heating & Double Glazed

No Upper Chain

Viewings Essential

For any more information regarding the property please contact us today









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ENTRANCE : Upvc entrance door:

ENTRANCE HALLWAY: single radiator:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., radiator.

LOUNGE: (front): 10'33 x 16'26, (3.14m x 4.95m), max measurements into recess. Double glazed window to front.

KITCHEN: (rear): 18'76 x 7'65, (5.71m x 2.33m), double glazed window to rear, range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, tiled splashbacks, built in electric fan assisted oven, extractor above, space for fridge freezer, washing machine and dishwasher, spotlights, double glazed door to rear garden.

FIRST FLOOR LANDING: Loft access with pull down ladders and partially boarded. Built in storage cupboard.

FAMILY BATHROOM: Double glazed window to side, three piece suite comprising panelled bath, wash hand basin, low level w.c, part tiling to walls, single radiator.

BEDROOM ONE: (front):13'93 x 9'64, (4.23m x 2.93m), max measurements into recess, double glazed window to front, radiator

EN-SUITE: Double glazed window to front, wash hand basing, low level w.c, shower cubicle, part tiling to walls, radiator.

BEDROOM TWO: (rear): 11'40 x 8'71, (3.47m x 2.65m), Double glazed window to rear, radiator.

BEDROOM THREE: (rear): 9'88 x 7'89, (3.01m x 2.40m), Double glazed window to rear, radiator.

FRONT GARDEN: Laid mainly to lawn, off street parking leading to garage.

REAR GARDEN: Laid mainly to lawn, fenced boundaries, astro turf, patio area.

GARAGE: Single garage

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

COUNCIL TAX BAND: B
EPC RATING: TBC

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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.

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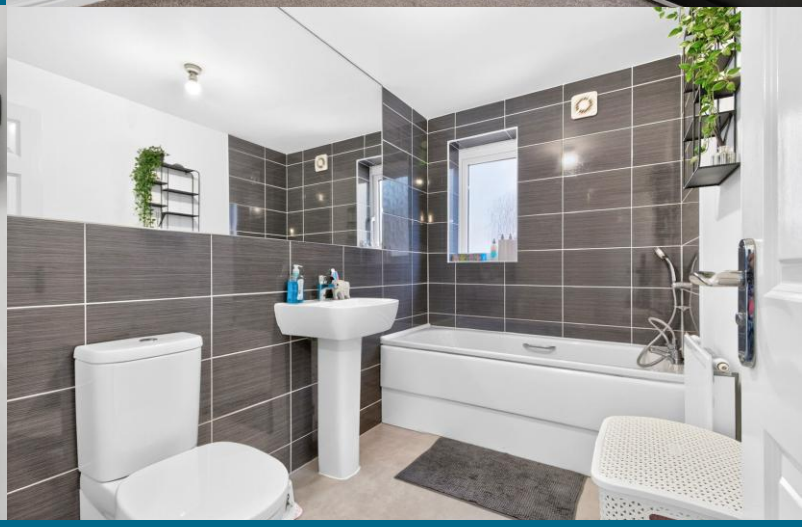
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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