MAGNOLIA DRIVE

BLAKELAW

livinglocal

welcoming you home



A beautifully presented modern terrace on Magnolia Drive! Perfectly suited to first time buyers, couples or investors, this stylish home offers well proportioned accommodation throughout. The ground floor features an entrance porch, W/C, cosy lounge and a bright open plan kitchen/diner. Upstairs are two double bedrooms, both benefiting from built in storage, alongside a modern white suite bathroom. Outside, enjoy an easy maintenance rear garden, perfect for relaxing or entertaining, plus a paved driveway to the front. A fantastic move in ready home in the popular area of Blakelaw - don't miss out!

EPC Rating: B









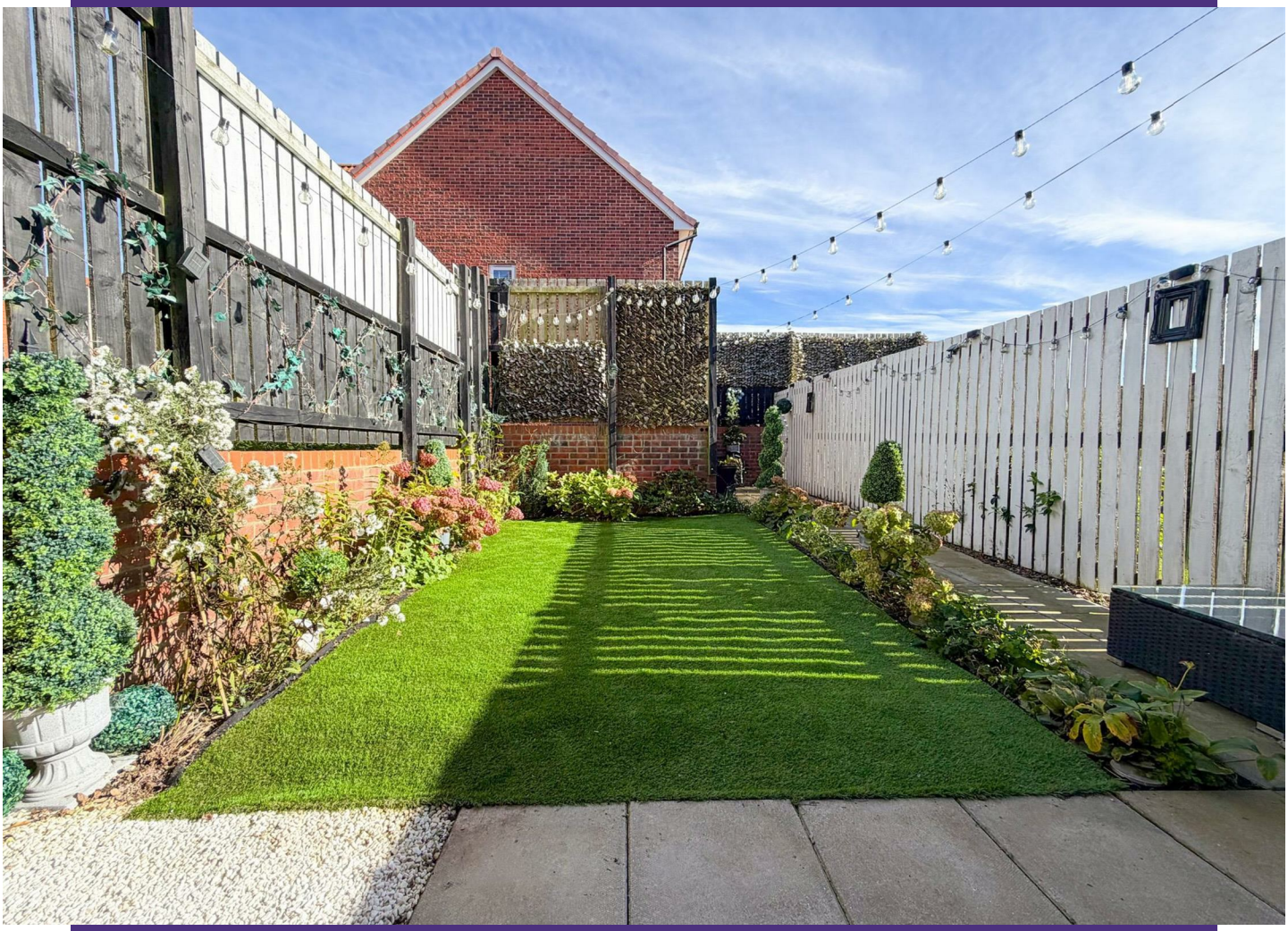
- ***CHAIN FREE***
- Mid Terrace Home
- Driveway
- Beautifully Presented
- Two Bedrooms
- EPC Rating B


THE COSY CORNER











Lounge
14'4" x 13'8" Max
A cosey lounge with lovely feature fireplace.

W/C
5'8" x 3'3"
Features a white suite W/C and Wash Basin.

Kitchen/Diner
14'4" x 10'8" Max
An open plan kitchen diner with a range of wall and base units for storage, space for white goods and an under the stairs cupboard for additional versatile storage.

Bedroom 1
11'1" x 10'10" Max
The main bedroom benefits from a generously sized over stairs cupboard, currently utilised a a walk in wardrobe.

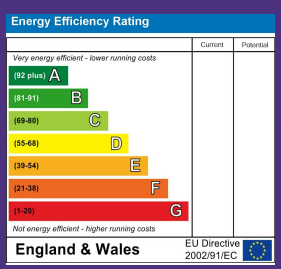
Bedroom 2
9'8" x 8'0" Max
The second bedroom looks out over the rear garden and benefits from a curtained wardrobe space.

Bathroom
7'7" x 6'4"
Features a white suite bath with overhead shower, W/C and wash basin.

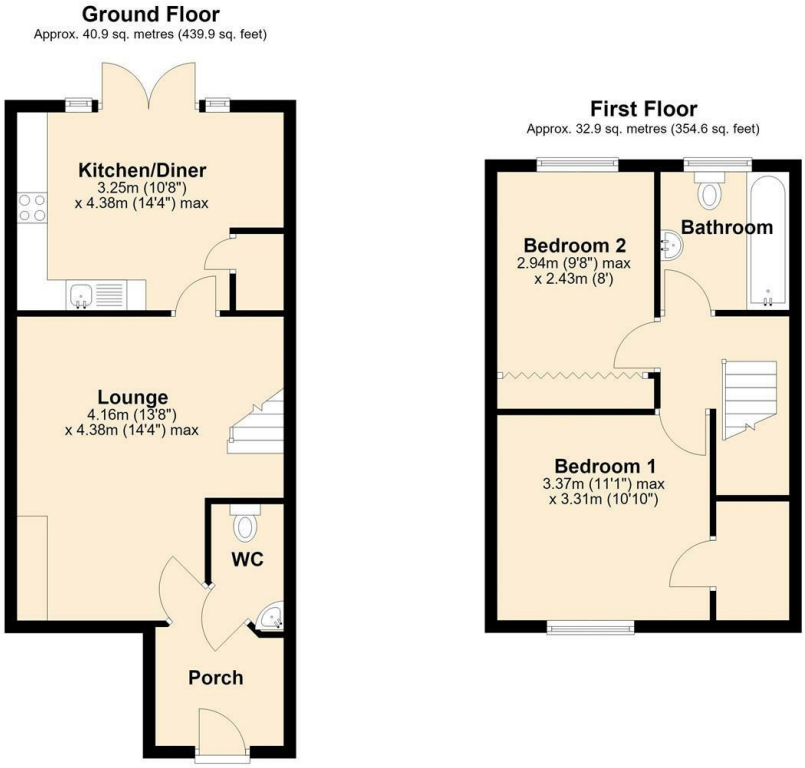
Externally
To the front is a paved driveway and to the rear a low maintenance lovely enclosed garden accessed from both the house and private gated side corridor.

Additional Information
Council tax bandB. EPC Rating B. We understand this property is freehold. Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/
Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



Offers Over £165,000



Total area: approx. 73.8 sq. metres (794.5 sq. feet)

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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