

## 30 Allendale Road, Blyth

£310,000 Freehold

Lennon Properties are thrilled to bring this stunning four bedroom detached property to the market located in the popular Allendale Road, close to Blyth Beach, local transport links and local amenities. This property briefly comprises of hallway, stylish lounge, a jaw dropping kitchen/diner leading to a beautiful sun room with a fabulous garden view and flooded with natural light, utility room with W/C, study/reception room two and wet room. To the first floor there are four double bedrooms, the primary bedroom benefits from a generous size en-suite, and family bathroom. To the front of the property there is a paved driveway for multiple cars and access to the double garage. To the rear there is a wonderful enclosed garden. This property is not to be missed, viewings are a must!

## MAIN DESCRIPTION

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## LOUNGE

Dimensions: 15' 1" x 11' 8" (4.61m x 3.58m). UPVC window to the front and radiator.

## KITCHEN/DINER

Dimensions: 31' 3" x 10' 6" (9.54m x 3.21m). UPVC window to the rear, spotlights, two anthracite radiators, island with cupboards, electric hob, extractor, one and a half sink with mixer tap, integrated fridge/freezer, integrated dish washer, double oven, wood surfaces, wall and base units.

## RECEPTION ROOM TWO/STUDY

Dimensions: 11' 7" x 10' 9" (3.55m x 3.29m). UPVC window to the front and radiator.

## LANDING

Access to the four bedrooms and family bathroom.

## DOWNSTAIRS WET ROOM

Dimensions: 7' 0" x 3' 10" (2.14m x 1.18m). Low level W/C, sink, electric shower and extractor.

## SUN ROOM

Dimensions: 14' 9" x 14' 4" (4.52m x 4.38m). Four Velux windows, UPVC windows to the rear and side, UPVC French doors, two anthracite vertical radiators and spotlights.

## UTILITY ROOM

Dimensions: 18' 3" x 7' 3" (5.57m x 2.22m). UPVC window to the rear, UPVC door to the rear, combi boiler, washing machine, W/C, stainless steel sink with mixer tap, wall and base units.

## HALLWAY

Composite front door, frosted UPVC window to the front, stairs spotlights, with access to lounge and reception

## BEDROOM TWO

Dimensions: 14' 11" x 11' 8" (4.56m x 3.57m). UPVC window to the front and radiator.

## BEDROOM FOUR

UPVC window to the rear, radiator and access to the loft.

## DOWNSTAIRS W/C

Dimensions: 4' 0" x 3' 3" (1.23m x 1.01m). Low level W/C and spotlights.

## BATHROOM

Dimensions: 7' 11" x 7' 7" (2.43m x 2.32m). Frosted UPVC window to the rear, vertical chrome towel warmer, spotlights, sink, low level W/C, panelled bath with over mains shower and extractor.

## BEDROOM THREE

Dimensions: 12' 0" x 10' 5" (3.66m x 3.19m). UPVC window to the rear, radiator, and fitted wardrobes.

## BEDROOM ONE

Dimensions: 13' 2" x 11' 6" (4.02m x 3.52m). UPVC window to the front, radiator, fitted wardrobes and en-suite.

## EN-SUITE

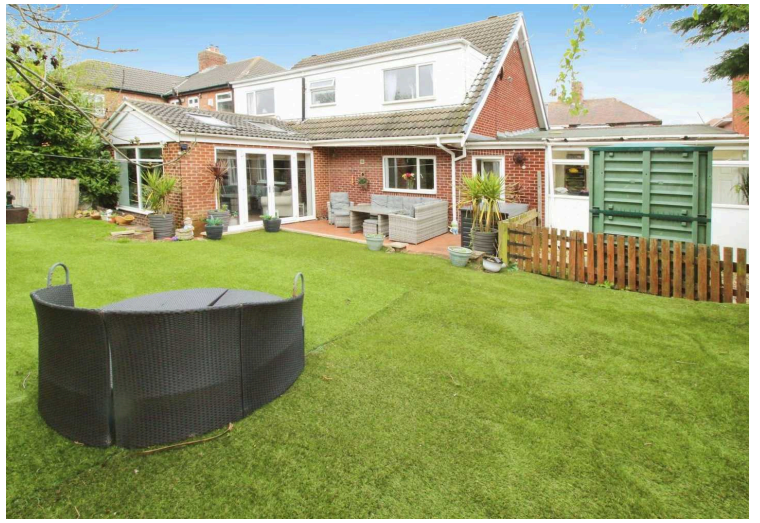
Dimensions: 9' 11" x 7' 3" (3.03m x 2.23m). Frosted UPVC window to the front, radiator, vanity unit W/C and sink, storage cupboard, main double shower, spotlights and extractor.

## GARAGE

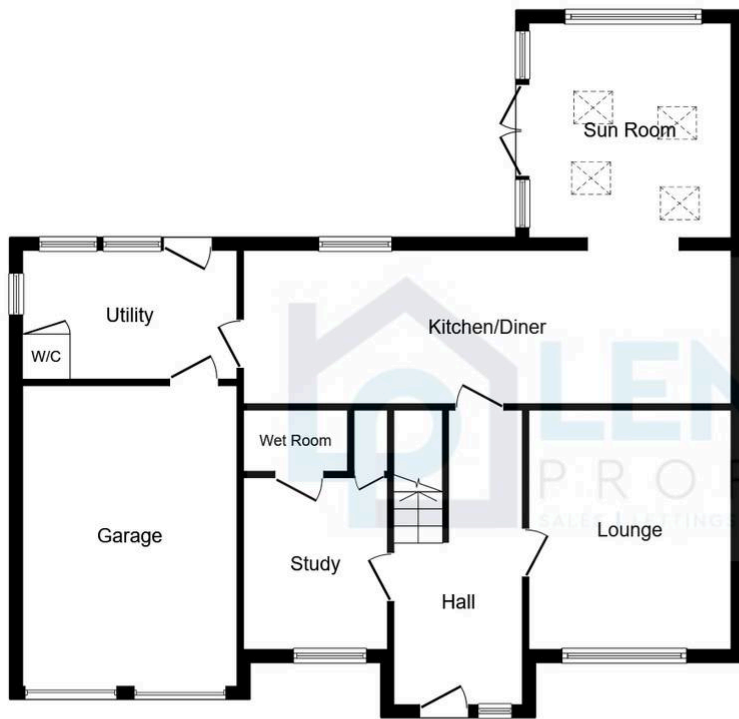
Dimensions: 21' 9" x 18' 2" (6.63m x 5.56m). Double garage with two electric roller doors and power points.

## EXTERIOR

to the front of the property there is a driveway for multiple cars, leading to a double garage. To the rear there is a generous enclosed garden mainly laid with astro turf and a decked area.

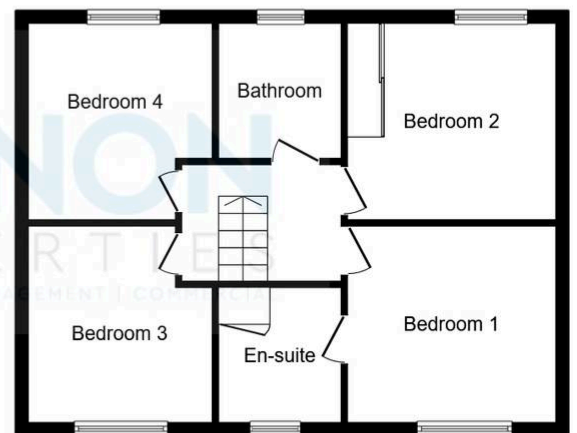






### Ground Floor

Floor area 91.3 m<sup>2</sup> (982 sq.ft.)



### First Floor

Floor area 55.9 m<sup>2</sup> (602 sq.ft.)

**TOTAL: 147.2 m<sup>2</sup> (1,584 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

