



## 26 Queens Gardens, Blyth

£122,950 Freehold

- Semi-detached
- Three bedrooms
- Shared driveway
- Freehold
- Enclosed rear garden
- Council tax band A
- Viewings highly recommended
- Close to transport links
- EPC to follow
- Close to Schools



Charming family home in sought-after area near schools & amenities. Features hallway, lounge/dining area, kitchen, 2 double bedrooms, 1 single, family bathroom. Lawn garden, driveway for 2 cars, stunning south-facing garden. Viewings highly recommended.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

## **MAIN DESCRIPTION**

Lennon Properties is thrilled to present this charming family home to the sales market, situated in a sought-after area, conveniently near schools, transport links, and local amenities. The property features a welcoming hallway, a combined lounge/dining area, and a kitchen. On the first floor, there are two spacious double bedrooms, a single room, and a family bathroom. Outside, the property boasts a garden predominantly laid to lawn with a driveway accommodating two cars to the side, and at the rear, a stunning south-facing garden. Viewings are highly recommended.

## **HALLWAY**

UPVC door to the front, frosted UPVC window to the side, radiator, stairs and access to the lounge.

## **LOUNGE/DINER**

24' 2" x 13' 4" (7.37m x 4.06m)

UPVC bay window to the front, UPVC window to the rear, two radiators, storage cupboard with combi boiler and gas fire.

## **KITCHEN**

11' 9" x 6' 10" (3.58m x 2.08m)

UPVC window to the rear and side, UPVC door to the side, radiator, stainless steel sink with mixer tap, wall and base units, electric hob and oven, plumbed for a washing machine, extractor hood, under floor heating,

## **LANDING**

Frosted UPVC window to the side, access to the loft bathroom and the three bedrooms.

## **BATHROOM**

6' 11" x 6' 2" (2.12m x 1.87m)

Frosted UPVC window to the side, vanity W/C and sink unit, kidney shaped panelled bath with over mains shower, spotlights and vertical chrome towel warmer.

## **BEDROOM ONE**

11' 11" x 9' 10" (3.62m x 2.99m)

UPVC window to the front and radiator.

## **BEDROOM TWO**

9' 10" x 9' 5" (2.99m x 2.88m)

UPVC window to the rear and radiator.

## **BEDROOM THREE**

8' 5" x 6' 6" (2.56m x 1.99m)

UPVC window to the front and radiator.



## GARDEN

Enclosed rear garden, grass, patio, outdoor tap and gated access to the front.

## DRIVEWAY

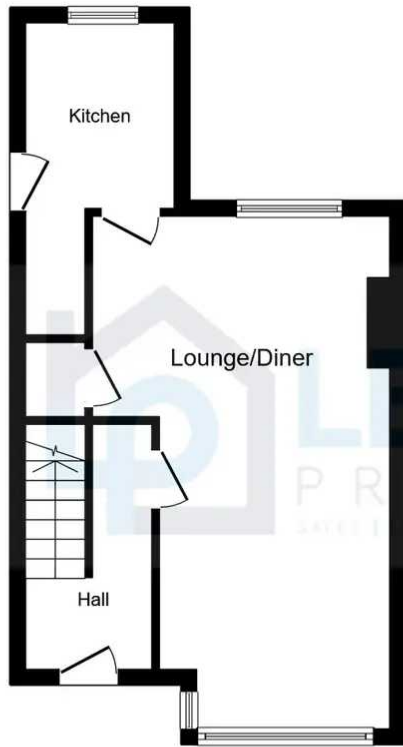
2 Parking Spaces

Front garden with shared driveway for two cars to the side.



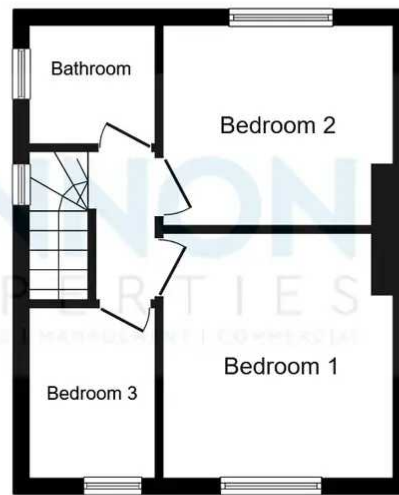






### Ground Floor

Floor area 37.2 m<sup>2</sup> (400 sq.ft.)



### First Floor

Floor area 29.9 m<sup>2</sup> (322 sq.ft.)

**TOTAL: 67.1 m<sup>2</sup> (722 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)

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