

# GILMORE ESTATES

Property Sales & Lettings



£270,000

, Forge Close, , Blackhall Mill, , NE17 7LJ

# 5 Forge Close, Blackhall Mill, NE17 7LJ

Nestled in the peaceful cul-de-sac of Forge Close, Blackhall Mill, this charming three-bedroom detached bungalow offers a delightful retreat with stunning views of the surrounding farmland. Built in 1989, the property spans an impressive 1,227 square feet, providing ample space for comfortable living.

Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere throughout the home. The three well-proportioned bedrooms offer flexibility for families or those seeking a guest room or home office.

The bungalow is equipped with gas central heating, ensuring a cosy environment during the colder months. While the property requires some cosmetic updating, it presents an excellent opportunity for buyers to personalise their new home to their taste and style.

## ENTRANCE PORCH

5'1" x 8'6" (1.55 x 2.61)  
UPVC entrance door to porch, tiled floor, night storage heater, UPVC double glazed windows to front and side.

## LOUNGE

13'8" x 16'4".318'2" (4.17 x 5..97)  
UPVC double glazed window to front, central heating radiator, open fire with surround.

## DINING ROOM

8'3" x 12'6" (2.52 x 3.83)  
Central heating radiator, patio doors to conservatory.

## CONSERVATORY

11'6" x 9'4" (3.52 x 2.87)  
UPVC double glazed french doors, electric wall heater.

## KITCHEN

8'5" x 10'8" (2.59 x 3.27)  
Range of wall and base units with laminated worktop surfaces, integrated oven and electric hob with extractor, 1.5 stainless steel sink unit and drainer, plumbed for automatic washer, tiled splash backs, central heating radiator, UPVC double glazed window to rear with views, door to garden.

## INNER HALLWAY

9'8" x 9'4" (2.95 x 2.87)  
Central heating radiator, loft access.

## BEDROOM ONE

10'3" x 10'6" (3.14 x 3.22)  
UPVC double glazed window to front, laminate floor, central heating radiator.

## BEDROOM TWO

9'6" x 9'0" (2.90 x 2.76)  
UPVC double glazed window to rear, central heating radiator.

## BEDROOM THREE

6'10" x 12'6" (2.09 x 3.82)  
UPVC double glazed window to rear, central heating radiator.

## BATHROOM

7'3" x 7'10" (2.23 x 2.39)  
Suite comprising bath with boiler fed shower and glazed screen, w.c and wash hand basin set into vanity unit, fully tiled walls, chrome towel rail, inset spotlights, UPVC double glazed window to rear.

## GARAGE

18'7" x 8'6" (5.67 x 2.60)  
Electric roller shutter door, electric and lighting, wall mounted boiler, boarded loft with pull down ladder.

## EXTERNALLY

To the front there is a lawn garden and a block paved driveway leading to the garage.

To the rear there are lawn gardens.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-91kWh/m <sup>2</sup> A		
91-81kWh/m <sup>2</sup> B		
81-69kWh/m <sup>2</sup> C		
69-55kWh/m <sup>2</sup> D		
55-48kWh/m <sup>2</sup> E		
48-38kWh/m <sup>2</sup> F		
38-29kWh/m <sup>2</sup> G		
Below 29kWh/m <sup>2</sup>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-91kWh/m <sup>2</sup> A		
91-81kWh/m <sup>2</sup> B		
81-69kWh/m <sup>2</sup> C		
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