



## 56 Albany Road, Blackwood NP12 1DY

**£170,000**

\*\*WELL PRESENTED, MODERN SEMI DETACHED HOUSE\*\*EXCELLENT FIRST TIME BUY\*\*

Nestled on the charming Albany Road in Blackwood, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike.

With a large fitted kitchen with integrated appliances, inviting lounge and two double bedrooms, one with built in wardrobes, there is ample room for everyone to find their own sanctuary. The house also features a well-appointed modern first floor bathroom, designed for both functionality and relaxation. The semi-detached nature of the property provides a sense of privacy while still being part of a friendly community with fantastic size front and rear gardens. The surrounding area is known for its pleasant neighbourhood, with local amenities, schools, and parks just a stone's throw away, making it an ideal location for families.

This property is not just a house; it is a place where memories can be made. With its appealing layout and prime location, it is sure to attract those looking for a comfortable and convenient home in Blackwood. Do not miss the chance to view this lovely property and envision your future here.

Tenure: We are advised Freehold  
Council Tax Band: B  
EPC: C



## Reception Room

17'5" x 12'9" (5.32 x 3.89)

UPVC double glazed windows and door to front, plastered walls and ceiling, carpet, radiator, power points.

## Kitchen

10'0" x 15'4" (3.06 x 4.68)

UPVC double glazed windows to rear and door to side, matching high gloss modern base and wall units roll edge worktop with matching upstand and splash back, integrated fridge freezer, eye level oven and gas hob, stainless steel sink with drainer and mixer tap, plastered walls and ceiling, vinyl floor, radiator, power points.

## Landing

Plastered walls walls and ceiling, carpet, power points.

## Bedroom 1

10'4" x 15'4" (3.17 x 4.68)

UPVC double glazed windows to rear, plastered walls and ceiling, fitted wardrobes, carpet, radiator, power points.

## Bedroom 2

10'5" x 15'6" (3.19 x 4.73)

UPVC double glazed window to front, plastered walls and ceiling, carpet, radiator, power points.

## Shower Room

7'11" x 6'6" (2.43 x 2)

UPVC double glazed obscured windows to side, large walk in shower, vanity hand wash basin unit with close couple w/c, heated towel rail, plastered ceiling, vinyl floor.

## External

To Front: Forecourt with chippings.

To Rear: Rendered block shed, small patio area, good size grass lawn area.

