



1 Blackbird Grove, DN6 7FU

**£175,000 OffersInRegionOf
Tenure Freehold**

- **TWO BEDROOM SEMI DETACHED**
- **LANDSCAPED GARDEN**
- **INTEGRATED APPLIANCES**
- **NEWLY BUILT PROPERTY**
- **DOWNSTAIRS WC**
- **FITTED WARDROBES IN BOTH BEDROOMS**

Step inside a home that's ready for you from day one.

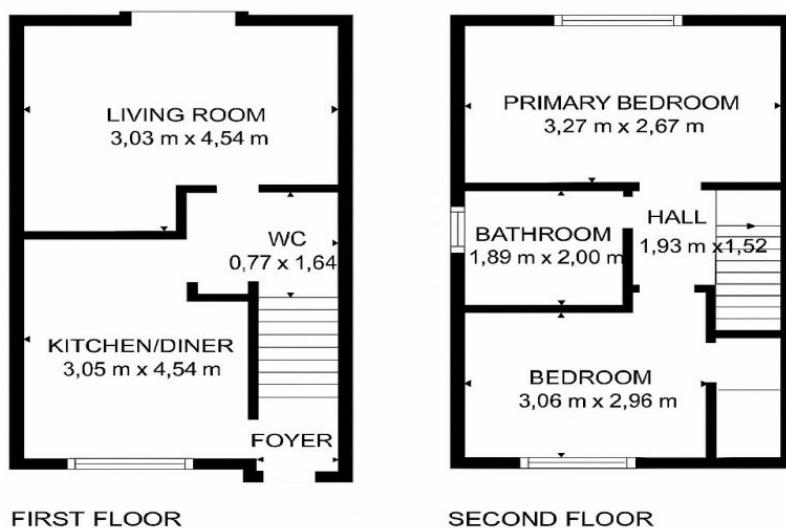
This beautifully presented two-bedroom semi-detached new build, still protected by its NHBC warranty, offers modern living with thoughtful upgrades throughout – including an upgraded kitchen and a bright lounge that opens directly onto the rear garden.

The ground floor flows effortlessly, featuring a welcoming hallway, downstairs WC, and a spacious lounge with direct access to the landscaped garden, creating an ideal space for relaxing or entertaining. The upgraded kitchen is both stylish and practical, complete with an integral oven, gas hob, fridge freezer, washing machine and dishwasher.

Upstairs, there are two well-proportioned bedrooms, both with built-in wardrobes, and a modern family bathroom with a shower over the bath.

Externally, the property benefits from a private driveway and a low-maintenance rear garden laid with artificial grass, perfect for year-round use.

With excellent access to the motorway network and local amenities, this move-in ready home is ideal for first-time buyers or a fantastic investment opportunity.



FIRST FLOOR

SECOND FLOOR

TOTAL: 59 m²
FIRST FLOOR: 30 m², SEO FLOOR: 29

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A)		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A)		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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