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# Ashington Drive, Choppington, NE62 5AL

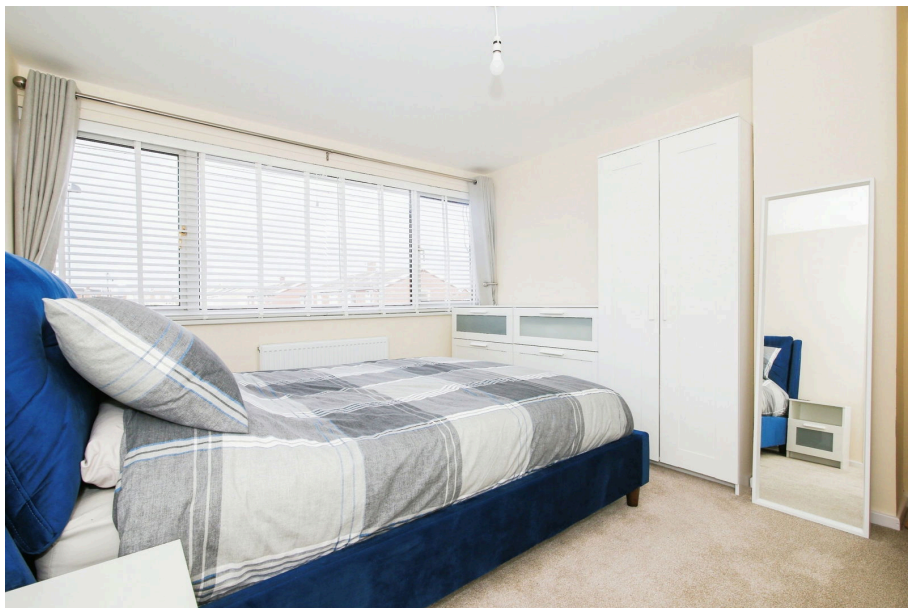
Offers Over £170,000

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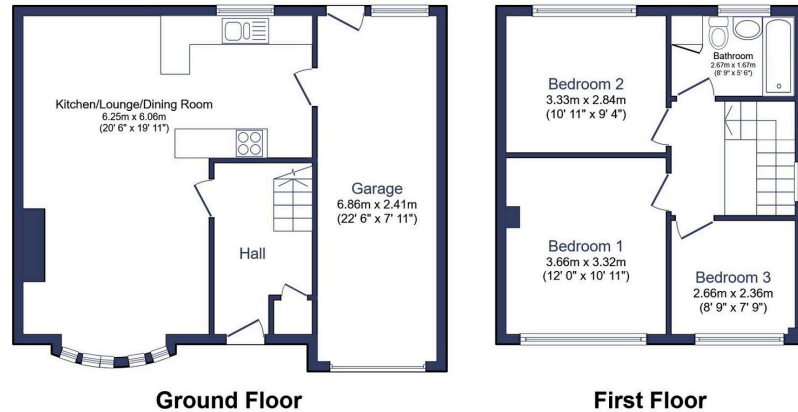


- Semi-Detached Family Home
- Fully Replaced Kitchen & Bathroom
- Fully Redecorated Throughout
- Large Garage With Own Driveway
- Desirable Residential Location
- Three Well Proportioned Bedrooms
- Open Plan Living Space
- Full Rewire & New Heating System
- Good-Sized Enclosed Rear Garden
- No Onward Chain





A spacious three bedroom semi-detached family home that has recently undergone a full refurbishment throughout, located within a desirable residential location. All bedrooms are well-proportioned and can comfortably accommodate a double bed. The first floor family bathroom has been replaced along with the kitchen to the rear of the home, accessed directly off the spacious open plan living/dining room. Key areas of improvement throughout the property include a full rewire with smoke & fire alarms, a new heating system that included the replacement of the gas combi-boiler, radiators & pipes. The vast majority of the internal walls have been re-skimmed to give a sleek & fresh finish. Externally, there is off-street parking, a sizeable integrated garage (with internal access off of the kitchen), plus an enclosed South East facing garden. A great family home with no onward chain in a popular Stakeford address.



Total floor area 98.4 m<sup>2</sup> (1,059 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

17/07/2021, 11:18 Energy performance certificate (EPC) - Flat in energy certificate - GWS/UK

Energy performance certificate (EPC)		
129 Ashington Drive CHICHESTER NE51 5AL	Energy rating <b>D</b>	Valid until: 4 April 2032 Certificate number: 0599-3015-4204-8162-1200
Property type	Semi-detached house	
Total floor area	73 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="#">guidance for landlords on the regulations and exemptions</a> <a href="#">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-obligation</a>		
<b>Energy rating and score</b>		
This property's current energy rating is D. It has the potential to be B.		
See <a href="#">how to improve this property's energy efficiency</a> .		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 50		

https://find-energy-certificate.service.gov.uk/energy-certificates/0599-3015-4204-8162-1200/print/true 1/4

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