



Woodhorn Drive Choppington

A lovely three bedroom semi-detached family home located on the sought after Wansbeck estate in Stakeford. Ideally situated close to the towns local schools and amenities. The property on offer briefly comprises; Entrance porch, lounge with storage cupboard, dining room with double doors leading to the rear garden, fitted kitchen, utility room, downstairs cloaks, stairs to first floor, family bathroom, three bedrooms. Externally to the front is a gravelled front garden with a driveway leading to the integral garage. To the rear is an enclosed landscaped garden which is part lawned part paved with a summer house. Viewings are considered essential to appreciate the accommodation on offer here, to arrange yours please contact the Ashington team on 01670 850850 or email ashington@rmsestateagents.co.uk

EPC: D

£ 165,000



01670 850 850
2 Laburnum Terrace, Ashington, NE63 0XX

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ashington@rmsestateagents.co.uk

Woodhorn Drive

Choppington

ACCOMMODATION COMPRISES

Sliding entrance door to porch

CLOAKS/W.C

Low level w.c, wash hand basin, part tiled walls, tiled floor, double glazed window to rear.

LOUNGE 17'11 (5.46m) x 14'01 (4.29m)

Double glazed window to front, two radiators, feature fireplace with gas fire, storage cupboard, coving to ceiling.

DINING ROOM 10'06 (3.20m) x 8'09 (2.67m)

Double glazed patio doors to rear, radiator, coving to ceiling.

KITCHEN 10'05 (3.18m) x 9'01 (2.77m)

Double glazed window to rear, wall, base and floor units with worktops, stainless steel unit with mixer tap, tiled splashbacks, built in electric fan assisted oven, gas hob, extractor, space for fridge freezer, plumbed for dishwasher, tiled floor.

UTILITY ROOM 8'01 (2.46m) x 7'10 (2.39m)

Double glazed door to rear, fitted wall units with worktop, plumbed for washing machine, radiator, tiled floor.

BEDROOM ONE 11'08 (3.56m) x 11'07 (3.53m)

Double glazed window to front, radiator.

BEDROOM TWO 10'10 (3.30m) x 11'07 (3.53m)

Double glazed window to rear, radiator.

BEDROOM THREE 7'08 (2.33m) x 8'08 (2.64m)

Double glazed window to front, radiator, built in cupboard.

BATHROOM/W.C

White three piece suite comprising panelled bath with mains shower over, pedestal hand wash basin, low level w.c, double glazed window to rear, heated towel rail, part tiled walls, lino floor.

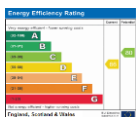
EXTERNALLY

Externally to the front is a gravelled front garden with a driveway leading to the integral garage. To the rear is an enclosed landscaped garden which is part lawned part paved with a summer house.

TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

AS00008484/ZR/WH/26.11.20/V.2



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – Intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.