



## Cleaswell Hill Choppington

- Semi Detached House
- Three Bedroom
- Log Burning Stove
- Beautiful Gardens
- EPC:D/ Council Tax: A/ Freehold

**Offers In Excess Of £130,000**



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# Cleaswell Hill

Choppington

## Entrance

Composite double glazed entrance door.

## Entrance Hallway

Stairs to first floor landing, window to side, single radiator, storage cupboard, vinyl flooring.

## Downstairs Wc

Low level wc, window to side.

**Lounge/ Dining Room 17'0ft x 14'8ft reducing to alcove 7'11ft x 14'8ft (5.18m x 4.47m)**

**reducing to (2.41m x 4.47m).**

Double glazed windows to front and rear, two radiators, television point, coving to ceiling, laminate flooring, log burning stove and tiled hearth, feature tiled surround.

**Kitchen 9'10ft x 10'10ft (2.99m x 3.30m)**

Double glazed window to rear, radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, plumbed for washing machine, double glazed door to the side, vinyl flooring.

**Conservatory 6'3ft x 11'0ft (1.91m x 3.35m)**

Dwarf wall, double glazed windows, single radiator, laminate flooring.

## First floor landing

Double glazed window front, left access.

**Bedroom Two 9'11ft x 10'11ft (3.02m x 3.33m)**

Double glazed window to rear and side, single radiator, built in cupboard.

**Bedroom One 13'2ft x 9'11ft plus alcove (4.01m x 3.02m)**

Double glazed window to rear, single radiator, television point.

**Bedroom Three 10'2ft x 6'8ft (3.10m x 2.03m) into extensive range of custom-built furniture to three walls.**

Used as walk in wardrobe. Double glazed window to front, single radiator, fitted wardrobes and drawers.

## Shower room/wc.

Three-piece white suite comprising; oversized shower – mains, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to side, heated towel rail, tiling to walls, tiled flooring, cladding to ceiling.

## External

Driveway to front with walled surrounds, mature bushes and shrubs, gravelled area. To the rear, mature bushes and shrubs, patio area, water tap, garden shed.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: no

Parking: driveway

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

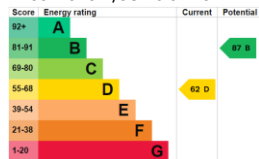
## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: A

EPC RATING: D

BD007702CM/SO.16.04.2024.V.1



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