



## Coleridge Drive Choppington

- Semi Detached House
- Three Bedroom
- No Onward Chain
- Garage & Driveway
- EPC:D/ Council Tax:C

*Matthew Sayer*  
Valuer Approval: .....  
Date: 25.4.24  
Client Approval: .....  
Date: .....

**£185,000**



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ROOK  
MATTHEWS  
SAYER

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# Coleridge Drive

## Choppington

### Entrance

UPVC entrance door.

### Entrance Hallway

Stairs to first floor landing, storage cupboard, laminate flooring.

### Lounge 12'06ft x 14'01ft (3.81m x 4.29m)

Double glazed bow window to front, double radiator, fire surround, electric fire, laminate flooring, television point, coving to ceiling.

### Kitchen 10'05ft max x 16'03ft inc door recess (3.18m x 4.95m)

Double glazed window to rear, radiator, fitted with a range of wall, floor and drawer units with co-ordinating work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas extractor fan above, space fridge/freezer, integrated washing machine, dishwasher and microwave, laminate flooring, spotlights, double glazed door to side.

### First Floor Landing

Double glazed window to side, loft access.

### Loft

Partially boarded, pull-down ladders.

### Bedroom One 8'10ft x 12'11ft max (2.69m x 3.94m)

Double glazed window, fitted wardrobes.

### Bedroom Two 9'01ft x 11'03ft (2.77m x 3.43m)

Double glazed window to rear, single radiator.

### Bedroom Three 8'02ft x 6'07ft (2.48m x 2.00m)

Double glazed window to front, single radiator.

### Bathroom 7'03ft x 6'10ft (2.21m x 2.08m)

Three-piece suite in white comprising of; panelled bath with electric shower over, wash hand basin, low level wc, double glazed window, heated towel rail, part tiling/ part cladding to walls, tiled flooring.

### External

Front Garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, patio area, bushes and shrubs, water tap, garden shed.

Detached single garage with electric door, power and lighting.



### PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: no

Parking: Garage and 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.

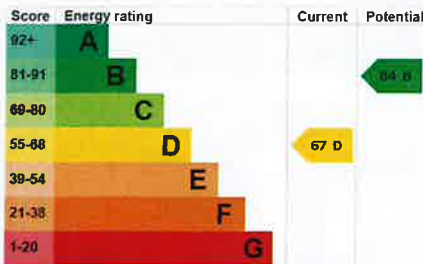
### TENURE

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: C

EPC RATING: D

BD008034CM/SO.24.4.24.V.1



*avalatt*  
 Valid Approval: .....  
 Date: 25.4.24  
 Client Approval: .....  
 Date: .....

**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.

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