



Woodhorn Drive Choppington

- Semi Detached House
- Four Bedroom
- Lounge/Conservatory Area
- Front & Rear Gardens
- EPC:D/ Council Tax:B/ Freehold

Offers In The Region Of £225,000



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Woodhorn Drive

Choppington, NE62 5EP

Entrance

Composite entrance door, wood floor.

Entrance Hallway

Stairs to first floor landing, wood floor, feature radiator.

Lounge/Conservatory 30.00ft x 12.88ft (9.14m x 3.92m)

Double glazed bay window to front, double glazed window to rear, double glazed door to front, two double radiators, built in storage cupboard, television point, multi fuel burner, wood floor to lounge area.

Kitchen/Dining Area 20.33ft x 16.43ft max (6.19m x 5.00m)

Three double glazed window to the front, two double glazed windows to the rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted double oven, integrated washing machine and tumble dryer, drinks fridge, American fridge/freezer, wood floor, spotlights, double glazed door to rear.

First Floor Landing

Two double glazed windows to the rear, loft access, built in storage cupboard, double radiator.

Loft

Partially boarded, pull down ladders.

Bedroom One 13.33ft x 9.73ft (4.06m x 2.96m)

Double glazed window to front, single radiator, television point, loft access.

Wet Room 6.29ft x 5.70ft (1.91m x 1.73m)

Double glazed window to side, low level wc, wash hand basin (set in vanity unit), cladding to ceiling, mains shower, tiling to walls, heated towel rail, spotlights.

Bedroom Two 11.72ft x 10.50ft + fitted wardrobes (3.57m x 3.20m)

Double glazed window to side, double radiator, television point, laminate flooring.

Bedroom Three 10.22ft x 8.35ft (3.11m x 3.54m)

Double glazed window to front, single radiator, television point, laminate flooring.

Bedroom Four 8.33ft x 8.33ft (2.53m x 2.53m)

Double glazed window to front.

Bathroom 6.26ft x 7.19ft (1.90m x 2.19m)

Three-piece white suit comprising of panelled bath with mains shower over, pedestal wash hand basin, and low level wc set in vanity unit, jacuzzi bath, spotlights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring, extractor fan.

External

Front Garden laid mainly to lawn, walled surrounds, block paved multi car driveway. Low maintenance rear garden to rear, hot and cold water tap, bar area, gate to side.

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

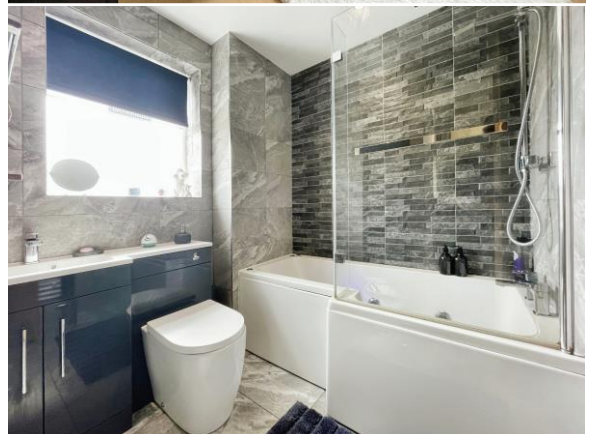
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

BD008181Y/SO14/8/24.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		



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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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The Property Ombudsman