



## Kings Park Choppington

- Semi Detached House
- Two Bedroom
- Garage & Driveway
- Chain Free
- EPC:C/ Council Tax:A/ Freehold

**Auction Guide: £70,000+**



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# Kings Park

## Choppington, NE625SD

### Entrance

UPVC entrance door to side.

### Hallway

Storage cupboard.

**Lounge 12'07ft max x 12'00ft** (3.84m x 3.66m)

Double glazed bow window to front, electric heating, laminate floor, television point, telephone point, coving to ceiling.

**Kitchen/Diner 10'09ft x 12'05ft max** (3.28m x 3.78m)

Double glazed window to 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, space for cooker, space for fridge/freezer, tiling to floor, door to garage.

**Sun Room 10'03ft x 8'09ft** (3.12m x 2.67m)

French doors to rear, wood frame double glazed windows.

**Bedroom One 13'04ft max 12'00ft** (4.06m x 3.66m)

Double glazed window to front, built in cupboard loft access.

**Bedroom Two 11'01ft x 6'10ft** (3.38m x 2.08m)

Double glazed window to rear, coving to ceiling.

**Bathroom 4'09ft x 8'01ft** (1.21m x 2.46m)

Three-piece white suite comprising of; panelled bath with mixer shower tap, wash hand basin, low level wc, double glazed window, part tiling to walls, vinyl floor.

### External

To the front, driveway leading to garage. Paved rear garden.

**Garage 7'11ft x 17'04ft** (2.41m x 5.28m)

Attached single garage with electric door, power and lighting, water tap, wood doors to garden.

### PRIMARY SERVICES SUPPLY

Electricity: mains

Water: immersion heater

Sewerage: mains

Heating: electric heating

Broadband: unknown

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: C

BD008223CM/SO20.9.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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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