



Ashley Gardens Choppington

- Mid Terraced House
- Two Reception Rooms
- Three Bedroom
- No Onward Chain
- EPC: D/ Council Tax:A / Leasehold

Offers In Excess Of £100,000



01670 531 114
82 Front St, Bedlington, NE24 1BW

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www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Ashley Gardens

Choppington, NE625AG

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator.

Lounge 13'07ft x 14'00ft (open access to Dining Room) 4.15m x 4.27m

Double glazed window to front, single radiator, fire surround, gas fire, laminate flooring.

Dining Room 12'00ft inc entrance to lounge x 8'04ft 3.66m x 2.54m

Double glazed patio doors, radiator, laminate flooring.

Kitchen 16'09ft x 9'05ft max L Shape 5.11m x 2.87m

Two double glazed windows, two single radiators, 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, tiled splash backs, built in fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, storage cupboard, double glazed door to rear.

Conservatory 10'10ft x 6'01ft 3.30m x 1.85m

Double glazed windows, laminate flooring, double glazed door to the rear.

First Floor Landing

Loft access.

Loft

Pull down ladders.

Bedroom One 10'08ft x 11'11ft 3.25m x 3.63m

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

Bedroom Two 10'08ft x 8'11ft 3.25m x 2.72m

Double glazed window to rear, single radiator, built in cupboard housing tank.

Bedroom Three 8'10ft x 6'03ft max (L Shape) 2.69m x 1.91m

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

Bathroom 6'01ft x 5'07ft 1.85m x 1.70m

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

External

Front garden laid mainly to lawn. Rear garden laid to lawn, patio area.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: none

Mobile Signal Coverage Blackspot: no

Parking: no parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from and including 25 December 2016

Ground Rent: no ground rent

Service Charge: no service charge

COUNCIL TAX BAND: A

EPC RATING: D

BD008286CM/SO02.11.24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
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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