



Church Avenue | Choppington | NE62 5XG

Offers In Excess Of £115,000

This extended semi detached house, although in need of updating and modernization will offer amazing family home when completed. Located in the popular area of West Sleekburn with good transport links and amenities on the doorstep. The ground floor has two reception rooms, kitchen, wet room and a study/playroom leading to the rear garden. The first floor offers two double bedrooms and a family bathroom. Externally off street parking to the front and rear garden with open views across the fields. We would recommend early viewing to avoid disappointment.

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Semi Detached House

In Need Of Updating

Two Bedroom

Off Street Parking

Three Reception Rooms

Freehold

No Onward Chain

EPC: D/ Council Tax:A

For any more information regarding the property please contact us today

Entrance

UPVC entrance door.

Downstairs Wet Room 6.14ft x 10.96ft (1.87m x 3.34m)

Low level wc, pedestal wash hand basin, walk in electric shower, cladding to walls, double glazed window to side.

Lounge 27.23ft x 14.06ft (8.29m x 4.28m)

Double glazed window to rear, four double radiators, fire surround with electric fire, television point, telephone point, coving to ceiling, dado rail.

Dining Room 11.06ft x 13.08ft (3.37m x 3.98m)

Double glazed window to front, double glazed patio doors to front, double and single radiator, dado rail, coving to ceiling.

Third Reception Room 7.44ft x 10.99ft (2.26m x 3.34m)

Double glazed patio door to rear, dado rail.

Kitchen -L Shape 13.16ft x 12.41ft (4.01m x 3.78m)

Double glazed window to front and side, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, plumbed for washing machine, laminate flooring, coving to ceiling.

First Floor Landing

Loft access.

Loft

Boarded, pull down ladders, lighting and power.

Bedroom One 12.56ft x 9.78ft (3.82m x 2.98m)

Double glazed window to rear, double radiator, fitted wardrobes and drawers, coving to ceiling.

Bedroom Two 11.71ft x 6.58ft into wardrobes (3.56m x 2.00m)

Double glazed window to front, double radiator, fitted wardrobes and drawers, coving to ceiling.

Bathroom 8.19ft x 4.89ft (2.49m x 1.49m)

Coloured suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed window to front, double radiator, part tiling to walls, carpet.

External

Low maintenance garden to front, walled surrounds, driveway. Rear garden laid mainly to lawn, garden shed, oil tank for heating.

Outhouse

Detached outhouse, power and lighting.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil heating
Broadband: Fibre
Mobile Signal Coverage Blackspot: Yes
Parking: Driveway and on street 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.

ACCESSIBILITY

This property has accessibility adaptations:
Suitable for wheelchair users
Level Access
Wet Room
Wide Doorways

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

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