



Wansbeck Avenue | Choppington | NE62 5EZ

# Offers In The region Of £160,000

Located in the popular residential area of Wansbeck Estate this three bedroom semi will be an appeal to most people although in need of modernization this will make a fantastic home for someone looking to create their own style on a property. This is offered with no upper chain which make it more inviting. The property has lounge, dining room, kitchen and utility to the ground floor. The first floor has three bedrooms bathroom and separate wc. Externally garden driveway and garage access to the front with a well maintained rear garden. Viewing is essential as we anticipate this to be very popular.

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**Semi Detached House**

**Garage and Driveway**

**Utility Room**

**Front & Rear Garden**

**Popular Location**

**Freehold**

**Three Bedroom**

**EPC: TBC/ Council Tax:B**

For any more information regarding the property please contact us today

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: none

Mobile Signal Coverage Blackspot: No

Parking: Driveway & garage

#### 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

Level access

#### 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: tbc

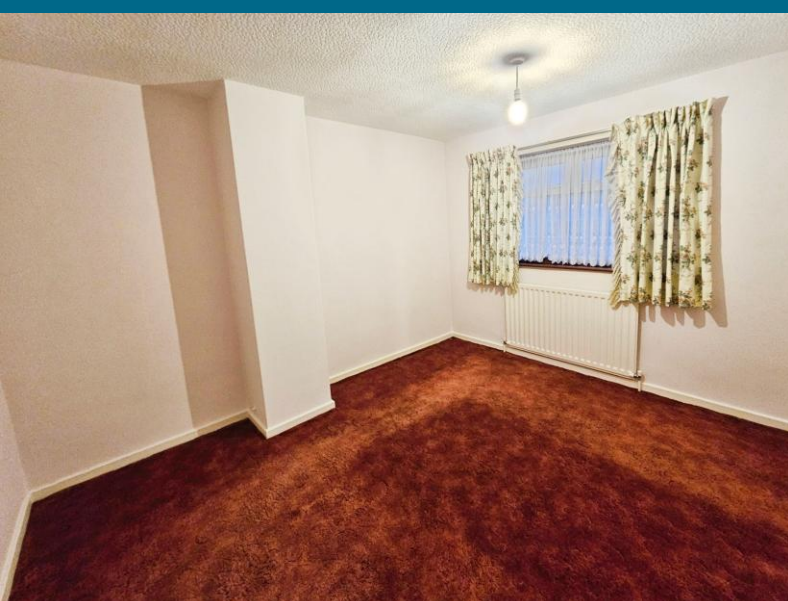
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### Entrance

Via UPVC entrance door, double glazed window to front.

### Entrance Hallway

Stairs to first floor landing, single radiator.

### Lounge 13.76ft x 11.43ft (4.19m x 3.48m)

Double glazed window to front, double radiator, fire surround with gas fire, built in storage cupboard, television point, coving to ceiling, sliding doors to:

### Dining Room 10.64ft x 8.58ft (3.24m x 2.61m)

Double glazed window to rear, single radiator, coving to ceiling.

### Kitchen 10.73ft x 9.05ft (3.27m x 2.75m)

Double glazed window to rear, single 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, space for fridge, vinyl flooring, door to:

### Utility Room 8.43ft x 7.58ft (2.56m x 2.31m)

Double glazed window to rear, fitted base units, stainless steel sink unit with dual taps, plumbed for washing machine, door to garden, door to garage.

### First Floor Landing

Double glazed window to side, built in storage cupboard.

### Bedroom One 11.73ft x 9.88ft (3.57m x 2.70m)

Double glazed window to front, single radiator.

### Bedroom Two 10.53ft x 8.88ft (3.20m x 2.70m)

Double glazed window to rear, single radiator, fitted wardrobes and drawers, telephone.

### Bedroom Three 8.72ft x 7.70ft (2.65m x 2.34m)

Double glazed window to front, single radiator, fitted wardrobes and drawers.

### Bathroom 5.97ft x 5.45ft (1.81m x 1.66m)

Panelled bath, pedestal wash hand basin, wall mounted heater, double glazed window to rear, single radiator, tiled walls, loft access.

### Separate Wc

Double glazed window to rear, low level wc.

### External

Front garden laid mainly to lawn, flower beds, driveway leading to garage.

Rear garden laid mainly to lawn, patio area, flower beds, greenhouse.

### Garage

Attached single garage with up and over door, power and lighting.

**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.

**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.

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Floorplan to follow

EPC to follow

