



## Whittonstall Terrace Chopwell

- Mid Terrace House
- Two Bedrooms
- Ground Floor Bathroom
- Front Garden
- Rear Yard

**£ 105,000**



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# 14 Whittonstall Terrace

## Chopwell, NE17 7LF

Located in an area with convenient access to local amenities and picturesque walking routes, this charming terraced property is now available for sale. The house is presented in good condition, making it an ideal choice for couples looking for a comfortable home.

This lovely property boasts two double bedrooms, with the second bedroom benefitting from built-in wardrobes. The bathroom features a free-standing bath, adding a touch of luxury to everyday life. The kitchen is bathed in natural light, creating a bright and inviting space for cooking and dining.

One of the highlights of this home is the beautiful garden, offering a tranquil escape from the hustle and bustle of everyday life. Additionally, the property enjoys a stunning view that can be admired from the garden or inside the house.

With no reception rooms, this property focuses on providing cosy living spaces and practical amenities. Don't miss the opportunity to own this delightful home in a desirable location. Contact us today to arrange a viewing and experience the charm of this terraced property for yourself.

The accommodation:

Porch:  
UPVC door to the front.

Lounge: 24'10" 7.57m x 13'10" 4.22m max  
Two UPVC windows, electric fire with surround and two radiators.

Kitchen: 14'3" 4.34m x 6'4" 1.93m  
UPVC bow window, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, space for free standing cooker, plumbed for washing machine and radiator.

Bathroom wc:  
Two windows, bath, low level wc, wash hand basin, part tiled and heated towel rail.

First Floor Landing:

Bedroom One: 13'9" 4.19m x 10'9" 3.28m  
UPVC window and radiator.

Bedroom Two: 13'10" 4.22m x 10'8" 3.25m into alcove  
UPVC window, storage and radiator.

Externally:  
There is a large south west facing garden to the front and a yard to the rear.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO  
Parking: ON STREET

### 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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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.

16 Branches across the North-East



The Property Ombudsman