

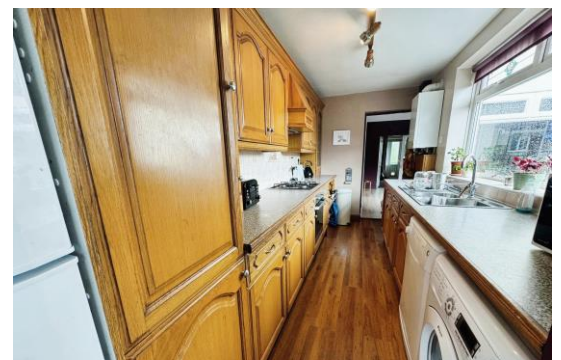


## Broadoak Terrace

### Chopwell

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Front Garden & Rear Yard
- No Onward Chain

**£ 85,000**



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# 11 Broadoak Terrace

Chopwell, NE17 7LB

FOR SALE IS THIS CHARMING TERRACED PROPERTY, BOASTING THREE BEDROOMS AND SITUATED NEAR LOCAL AMENITIES AND SCENIC WALKING ROUTES. THE PROPERTY OFFERS A BENEFICIAL LAYOUT WITH TWO RECEPTION ROOMS AND A SINGLE KITCHEN.

THE FIRST RECEPTION ROOM, WHICH FEATURES A COSY FIREPLACE, CREATING A WELCOMING ATMOSPHERE. THIS SPACE COULD SERVE AS THE PERFECT PLACE TO UNWIND AFTER A LONG DAY. FURTHER INTO THE PROPERTY, THE SECOND RECEPTION ROOM PROVIDES ACCESS TO THE OUTDOORS, SEAMLESSLY BLENDING INDOOR AND OUTDOOR LIVING.

THE KITCHEN IS A FUNCTIONAL SPACE, READY FOR THE NEW OWNERS TO PUT THEIR CULINARY SKILLS TO THE TEST.

THE PROPERTY OFFERS THREE BEDROOMS. TWO OF THESE ARE GENEROUS DOUBLE BEDROOMS, IDEAL FOR ADULTS OR OLDER CHILDREN. THE THIRD BEDROOM IS A SPACIOUS SINGLE ROOM, PERFECT FOR A YOUNGER CHILD OR FOR USE AS A HOME OFFICE OR GUEST ROOM.

THE PROPERTY ALSO FEATURES A SINGLE BATHROOM, SERVING THE NEEDS OF ALL RESIDENTS.

OUTSIDE, THE PROPERTY BENEFITS FROM ON-STREET PARKING AND A YARD, AS WELL AS A GARDEN. THIS OUTDOOR SPACE WOULD BE PERFECT FOR THOSE WHO ENJOY GARDENING OR SIMPLY APPRECIATE THE FRESH AIR.

POSITIONED IN A LOCATION WITH LOCAL AMENITIES AND WALKING ROUTES NEARBY, THIS PROPERTY IS CONVENIENT FOR DAY-TO-DAY LIVING AND LEISURE ACTIVITIES.

THIS TERRACED HOUSE PRESENTS AN EXCELLENT OPPORTUNITY FOR THOSE LOOKING TO MAKE A HOUSE INTO A HOME. ITS LOCATION, COMBINED WITH ITS LAYOUT AND OUTDOOR SPACE, MAKE IT A PROPERTY NOT TO BE MISSED.

The accommodation:

Kitchen:

UPVC window, UPVC door to the yard, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob, electric oven and plumbed for washing machine.

Bathroom:

UPVC window, corner bath, low level wc, wash hand basin and radiator.

Lounge: 17'2" 5.23m into alcove x 13'10" 4.22m

UPVC window, log burner and radiator.

Second Reception Room: 17'3" 5.26m max x 11'11" 3.63m

UPVC French doors to the garden, storage and radiator.

First Floor Landing:

Loft access.

Bedroom One: 14'0" 4.27m plus alcove x 12'5" 3.78m

UPVC window, storage and radiator.

Bedroom Two: 13'11" 4.24m x 9'9" 2.97m plus alcove

UPVC window and radiator.

Bedroom Three: 10'9" 3.28m x 7'0" 2.13m

UPVC window and radiator.

Externally:

There is a 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: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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.

16 Branches across the North-East

