

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**37 WOODHORN DRIVE WANSBECK ESTATE CHOPPINGTON
NORTHUMBERLAND NE62 5EP**



- THREE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND B

- SEMI DETACHED HOUSE
- POPULAR WANSBECK ESTATE
- EPC RATING E

Offers In The Region Of £144,950

37 WOODHORN DRIVE WANSBECK ESTATE CHOPPINGTON NORTHUMBERLAND NE62 5EP

****SET IN THE POPULAR WANSBECK ESTATE**** a three bedroom semi detached house. The property benefits from gas central heating, double glazing however does require some modernisation which is reflected in the asking price. The property is close to all local amenities, schools and excellent transport links. Comprises of, entrance porch, entrance hall, light and spacious lounge through to the dining room, kitchen, additional kitchen area. First floor landing, three bedrooms, shower room with a separate wc. Externally there is a garden and paved tandem style drive to the front, single attached garage, enclosed larger size rear garden, laid mainly to lawn.

GROUND FLOOR

PORCH

Sliding door, double glazed windows.



HALL

Entered via a double glazed door, radiator, double glazed window.



LOUNGE

11'2 x 17'1 (3.40m x 5.21m)

Double glazed window, coving, gas fire.



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DINING ROOM

11'10 x 8'9 (3.61m x 2.67m)

Double glazed window, radiator.



KITCHEN

10'7 x 8'10 (3.23m x 2.69m)

Window, plumbed for washing machine, base units.



ADDITIONAL KITCHEN AREA

Window, base units, sink with drainer and dual taps, radiator.



FIRST FLOOR

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LANDING

Double glazed window, storage cupboard with access to the loft which is partial boarded.



BEDROOM ONE

14'3 x 9'10 (4.34m x 3.00m)

Double glazed window, radiator,



BEDROOM TWO

11'5 x 9'10 (3.48m x 3.00m)

Double glazed window, radiator,



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BEDROOM THREE

7'6 x 11'1 (2.29m x 3.38m)

Double glazed window, radiator,



SHOWER ROOM

Walking in shower, wash hand basin, heated towel rail, tiled walls, double glazed window.



SEPERATE WC

Double glazed window, low level wc, radiator.

EXTERNALLY

FRONT

Garden to the front, gated access along the side leading to the rear.



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DRIVE AND GARAGE

Tandem style drive to the front



REAR GARDEN

Enclosed garden, which is laid to lawn, paved area.



STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supple - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker March 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 37 Woodhorn Drive

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(21-38) F		



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