

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**12 THE SQUARE GUIDEPOST CHOPPINGTON NORTHUMBERLAND NE62  
5DA**



- 1ST FLOOR FLAT
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- TENURE: LEASEHOLD

- 3 DOUBLE BEDROOMS
- FULLY REFURBISHED
- EPC TBC
- SERVICES: MAINS GCH, ELECTRIC, WATER, DRAINAGE & SEWERAGE

**Price £95,000**

## 12 THE SQUARE GUIDEPOST CHOPPINGTON NORTHUMBERLAND NE62 5DA

First floor flat situated in The Square, Guidepost, this exceptionally spacious flat offers a delightful blend of comfort and convenience. With three double bedrooms, this property is perfect for families or those seeking extra space for guests or a home office. The flat features a well-appointed reception room, providing an inviting area for relaxation and socialising.

The bathroom is thoughtfully designed, ensuring both functionality and style. The large dimensions of the flat create an airy atmosphere, allowing for a variety of furnishing options to suit your personal taste.

Located in a community, residents will enjoy easy access to local amenities, including shops, parks, and transport links, making daily life both convenient and enjoyable. This property presents an excellent opportunity for those looking to settle in a welcoming neighbourhood while enjoying the benefits of a spacious living environment.

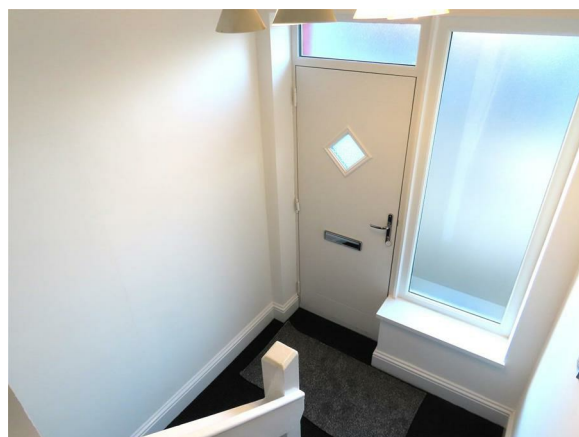
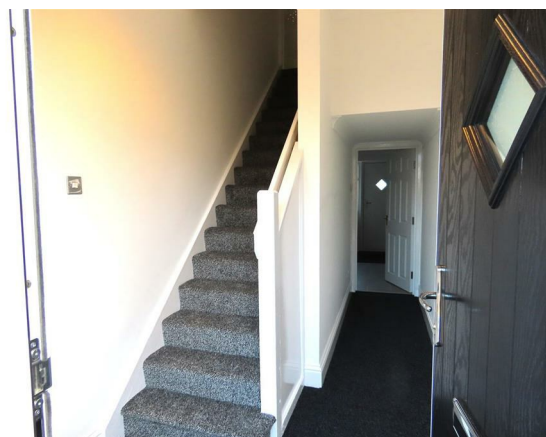
Whether you are a first-time buyer or seeking a rental opportunity, this flat in The Square is sure to impress with its ample space and prime location. Do not miss the chance to make this charming property your new home.

### GROUND FLOOR

Entered via a double glazed door with stairs up to the flat.

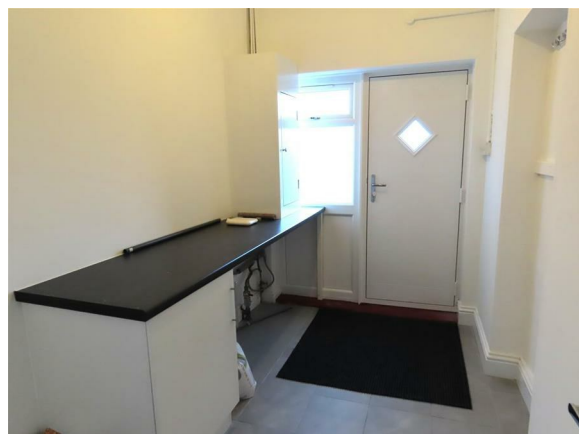
### HALLWAY/STAIRS

Entered a double glazed door, leading to utility room and rear door to back yard.



### UTILITY ROOM

Plumbed for washing machine.



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## 1ST FLOOR LANDING



## LOUNGE

11' x 6'02 (3.35m x 1.88m)

Double glazed window, radiator.



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### KITCHEN

8'11 x 10'02 (2.72m x 3.10m)

Double glazed window, range of modern wall, base and drawer units with complimenting work tops, intergrated fridge/freezer, built in oven, built in hob and extractor fan, tiled floors and spotlights in ceiling.



### BATHROOM

11'01 x 5'04 (3.38m x 1.63m)

two double glazed windows, bath, shower screen, radiator, low level wc, wash hand basin, tiled floor, tiled splash back, downlights to the ceiling.



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### BEDROOM ONE

15' x 10'05 (4.57m x 3.18m)

Double glazed window, radiator, carpet flooring, fitted wardrobes.



### BEDROOM TWO

14'10 x 9'03 (4.52m x 2.82m)

Double glazed window, radiator, carpet flooring, built in wardrobes.



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## BEDROOM THREE

11'07 x 9' (3.53m x 2.74m)

Double glazed window, radiator, carpet flooring.



## EXTERNALLY

Shared yard to the rear of the property



## 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.

## 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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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### TENURE:

WE UNDERSTAND THE PROPERTY IS LEASEHOLD . HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

### VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/[ashington@rickard.uk.com](mailto:ashington@rickard.uk.com). FILE NO: 6604A



## MORTGAGE

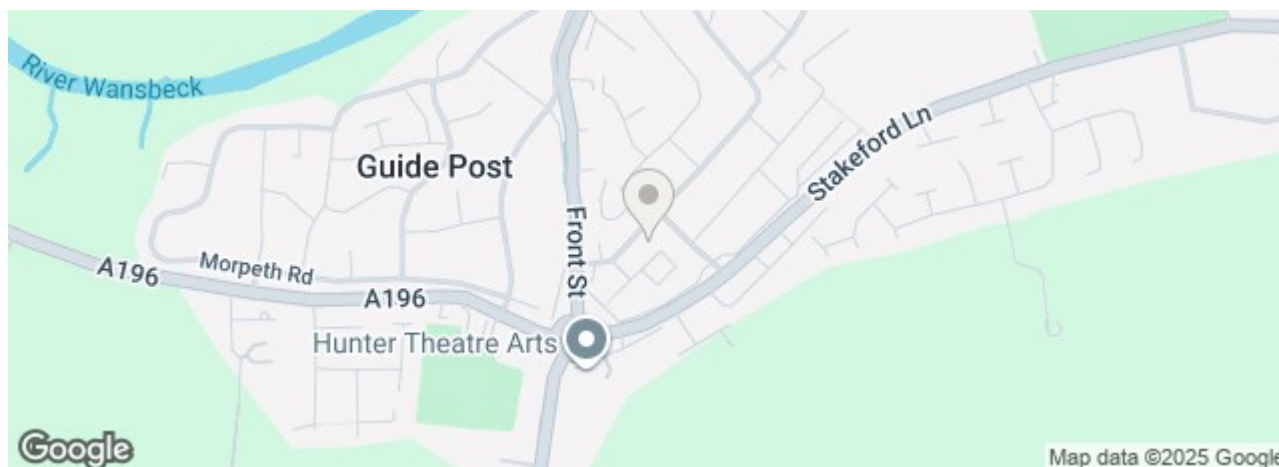
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# Energy Efficiency Rating

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



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