

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

8 SHEEPWASH BANK GUIDEPOST CHOPPINGTON NORTHUMBERLAND NE62 5LX



- THREE BEDROOMS
- IDEALLY LOCATED
- COUNCIL TAX BAND A



- SEMI DETACHED HOUSE
- NEWLY REWIRED/GAS COMBI BOILER
- EPC RATING D

Price £110,000

8 SHEEPWASH BANK GUIDEPOST CHOPPINGTON NORTHUMBERLAND NE62 5LX

Located on Sheepwash Bank, Choppington, this semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provide versatile areas that can be tailored to your needs, whether for relaxation.

The layout of the house is both practical and appealing, making it an ideal choice for those seeking a welcoming environment. The bathroom is conveniently located, ensuring ease of access for all residents.

within easy reach of local amenities and transport links. The surrounding area offers a blend of tranquillity and convenience, making it perfect for those who appreciate a balanced lifestyle.

This semi-detached house is not just a property; it is a place where memories can be made. With its spacious rooms and ideal location, it is ready to welcome its new owners. Do not miss the chance to view this home and envision your future here.

GROUND FLOOR

LOBBY

Entered via a double glazed door, radiator, dressed floor boards.



LOUNGE

11'10 x 15'2 into bay (3.61m x 4.62m into bay)

Double glazed window, contemporary vertical radiator, storage cupboard, dressed floor boards.



REAR HALL

Laminate flooring.

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KITCHEN

10'9 x 8'10 (3.28m x 2.69m)

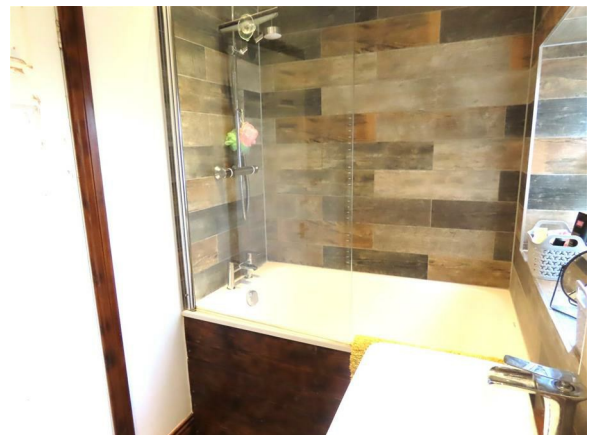
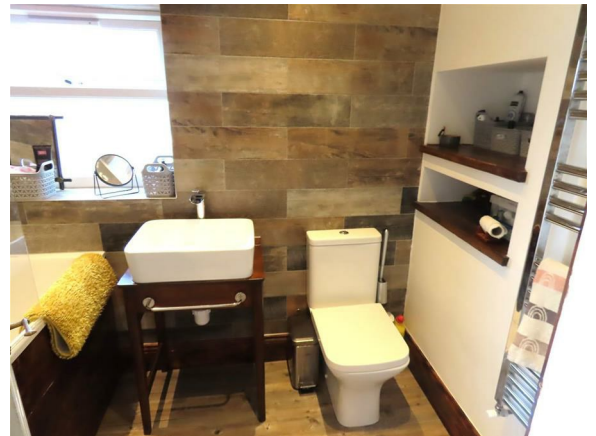
Two double glazed windows, radiator, range of wall, drawer and base units with work tops, built in oven and four ring gas hob, sink with drainer and mixer tap, plumbed for washing machine, tiled splash back, laminate flooring.



BATHROOM

5' x 8' (1.52m x 2.44m)

Double glazed window, bath with shower over and shower screen, contemporary wash hand basin, low level wc, laminate flooring, modern tiled feature wall, heated towel rail, down lights to the ceiling, feature shelving.



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CONSERVATORY

13'9 x 8'8 (4.19m x 2.64m)

Double glazed windows, double glazed door, radiator, laminate flooring.



LANDING

BEDROOM ONE

9'10 x 17'6 (3.00m x 5.33m)

Two double glazed window, two radiators, storage cupboard, dressed floor boards.



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BEDROOM TWO

9'8 x 11'1 (2.95m x 3.38m)

Double glazed window, radiator, dressed floor boards.



BEDROOM THREE

8'9 x 9'1 (2.67m x 2.77m)

Double glazed window, radiator, dressed floor boards.



EXTERNALLY

8 SHEEPWASH BANK GUIDEPOST CHOPPINGTON NORTHUMBERLAND NE62
5LX

FRONT

Enclosed front garden.



REAR

Rear garden.



TENURE:

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

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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

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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6565A

MORTGAGE

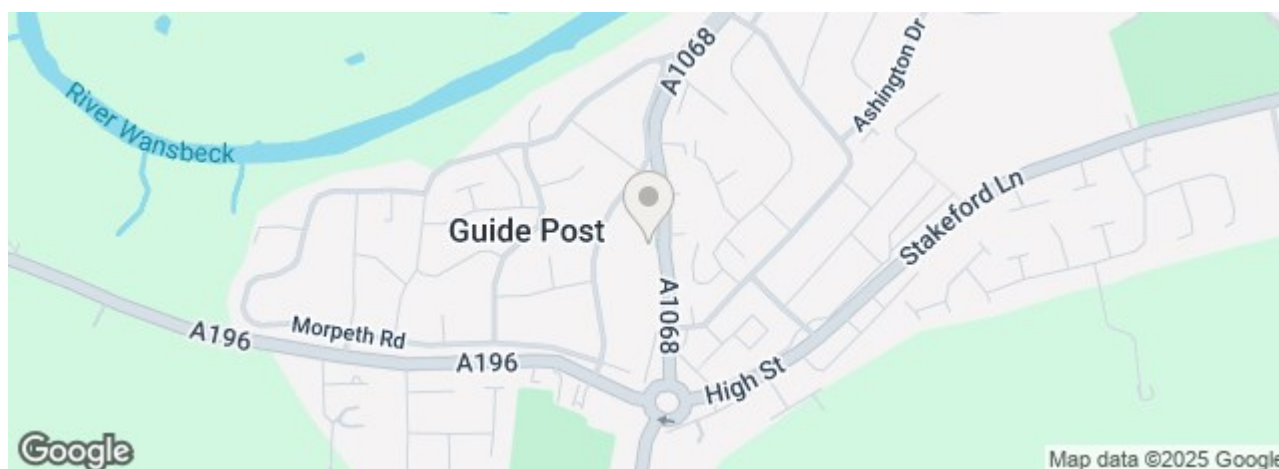
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		



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