



Allendale Crescent | Choppington | NE62 5YG

# Offers In Excess Of £160,000

This spacious bungalow is ready for someone to come and put their own stamp on it. Although in need of updating the property is ready to move into and can be done to your own tastes while living in it. Offered with no upper chain, located in the ever popular Wansbeck estate with good transport links and amenities close by this will appeal to most. The property offers lounge, dining room, sunroom, kitchen, two bedrooms and a bathroom. Externally driveway and garage to the front with well maintained mature garden to the rear. Viewing is essential to appreciate this home.

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**Semi Detached Bungalow**

**Garage & Driveway**

**Two Bedroom**

**Popular Location**

**Two Reception Rooms**

**Freehold**

**No Onward Chain**

**EPC: D/ Council Tax:B**

For any more information regarding the property please contact us today

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway & garage

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: B**

**EPC RATING: D**

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#### Entrance Porch

Via UPVC entrance door, double glazed windows to front.

#### Lounge 16.00ft x 13.46ft (4.87m x 4.10m)

Double glazed window to front, single radiator, fire surround with gas fire, television point, coving to ceiling.

#### Dining Room 11.77ft x 10.51ft (3.58m x 3.20m)

Double glazed patio doors to conservatory, single radiator, coving to ceiling, door to kitchen.

#### Kitchen 7.43ft x 6.60ft (2.26m x 2.01m)

Double glazed window to rear, fitted with a range of wall, floor, drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, space for cooker, integrated freezer, plumbed for washing machine, vinyl flooring, spotlights, cladding to ceiling.

#### Conservatory 8.13ft x 5.78ft (2.47m x 1.76m)

Dwarf wall, double glazed windows, laminate flooring.

#### Bedroom One 10.35ft x 10.90ft (3.15m x 3.32m)

Double glazed window to front, single radiator, fitted wardrobes.

#### Bedroom Two 10.91ft x 6.31ft (3.32m x 1.92m)

Double glazed window to rear, fitted wardrobes,

#### Bathroom 7.03ft x 5.39ft (2.14m x 1.64m)

Three piece suite comprising of; panelled bath with electric shower, pedestal wash hand basin, low level wc, spotlights, double glazed window to rear, single radiator, tiled flooring and walls, cladding to ceiling.

#### External

Low maintenance front garden, walled surrounds.

Low maintenance rear garden, bushes and shrubs, water tap, garden shed.

#### Garage

Attached single garage, up and over door, power and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**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.

**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.



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