



Greenfield Drive | Choppington | NE62 5YX

Offers In Excess Of £180,000

Located in the popular residential area of Choppington with excellent transport links and amenities close by this makes this an ideal family home. Open plan lounge and diner, kitchen and conservatory to the ground floor with three bedrooms master with ensuite and a family bathroom to the first floor. Externally driveway leading to garage to the front with enclosed rear garden. Early viewing is advised to avoid disappointment.

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3



1



2

Semi Detached House

Conservatory

Open Plan Lounge/Diner

Sought After Estate

Three Bedroom

Freehold

En-Suite

EPC:TBC / Council Tax:C

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: C

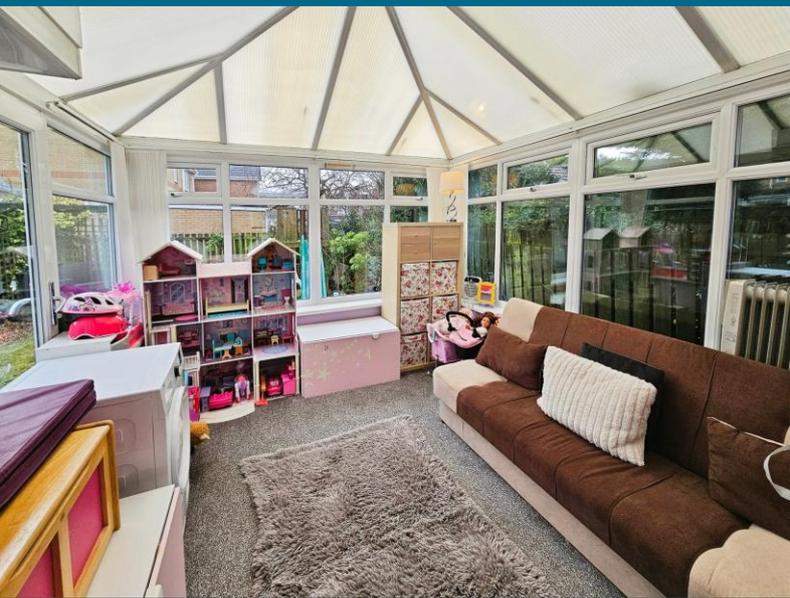
EPC RATING: C

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Entrance Porch

Via UPVC entrance door.

Lounge/ Dining 28.59ft x 10.59ft (8.71m x 3.22m)

Double glazed window to front, double glazed patio doors to conservatory, double radiator, fire surround with electric fire, television point, coving to ceiling, door to stairs.

Kitchen 11.07ft x 8.35ft (3.37m x 2.54m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in double oven, gas hob with extractor fan above, space for fridge, plumbed for washing machine and dishwasher, laminate flooring, double glazed door to rear.

Conservatory 11.51ft x 10.35ft (3.44m x 3.15m)

Dwarf wall, double glazed windows.

First Floor Landing

Built in storage cupboard.

Loft

Partially boarded, lighting.

Bedroom One 11.21ft x 9.09ft (3.41m x 2.77m)

Double glazed window to rear, single radiator, built in cupboard, television point.

En-Suite 5.10ft x 5.28ft (1.55m x 1.60m)

Double glazed window to rear, low level wc, pedestal wash hand basin, shower cubicle (mains shower), part tiling to walls, heated towel rail, laminate flooring.

Bedroom Two 11.99ft x 9.15ft (3.65m x 2.78m)

Double glazed window to front, single radiator, loft access.

Bedroom Three 10.02ft x 9.25ft (3.05m x 2.81m)

Double glazed window to front, single radiator.

Bathroom 8.06ft x 4.61ft (2.45m x 1.40m)

Four piece white suite, panelled bath, pedestal wash hand basin, low level wc, double glazed window to the rear, tiling to walls, tiled flooring, extractor fan.

External

Driveway to front.

Rear garden laid mainly to lawn, patio area, gravelled area.

Garage

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

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

