

Milburn Terrace | Choppington | NE62 5UN

Offers In Excess Of £80,000

Located in the popular area of Bomarsund, this two-bedroom mid-terrace home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes and requirements.

In need of modernisation, which is reflected in the attractive asking price, the property offers generous accommodation across two floors. The ground floor comprises a spacious lounge, kitchen/diner and family bathroom. To the first floor are two well-proportioned double bedrooms.

Externally, there is a private yard to the rear. Across the rear lane, the property benefits from off-street parking, a garage and a separate garden area enjoying open views over the surrounding fields.

Offering plenty of potential in a sought-after location, this property is ideal for first-time buyers, investors or anyone seeking a project with rewarding possibilities.

Early viewing is highly recommended to fully appreciate the opportunity on offer.

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Mid Terraced House

No Onward Chain

Two Bedrooms

In Need Of Updating

Rear Garden

Garage

Freehold

EPC: D/ Council Tax:A

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: Allocated Parking Space, garage and on street parking

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.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

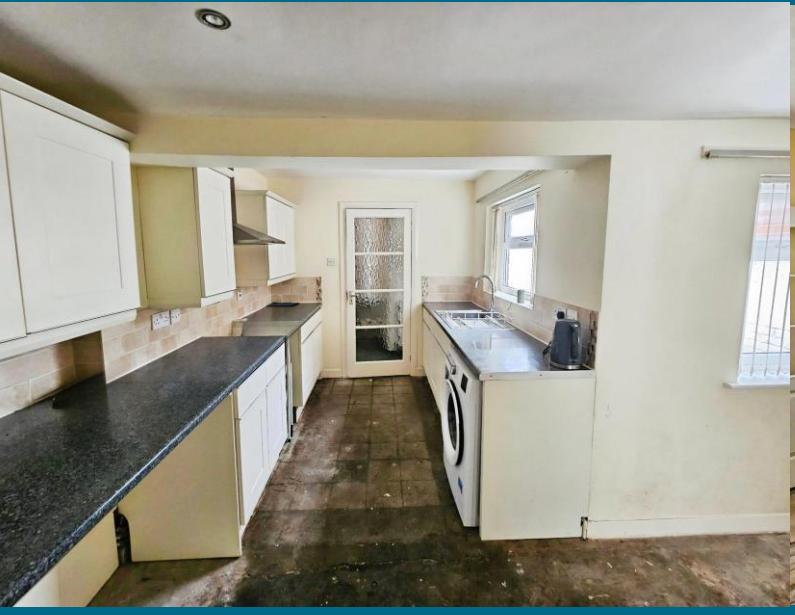
COUNCIL TAX BAND: A

EPC RATING: D

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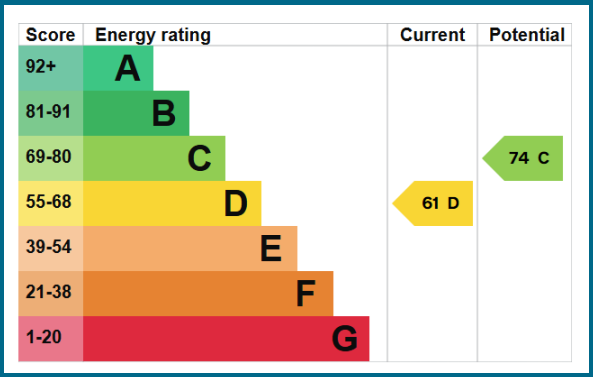




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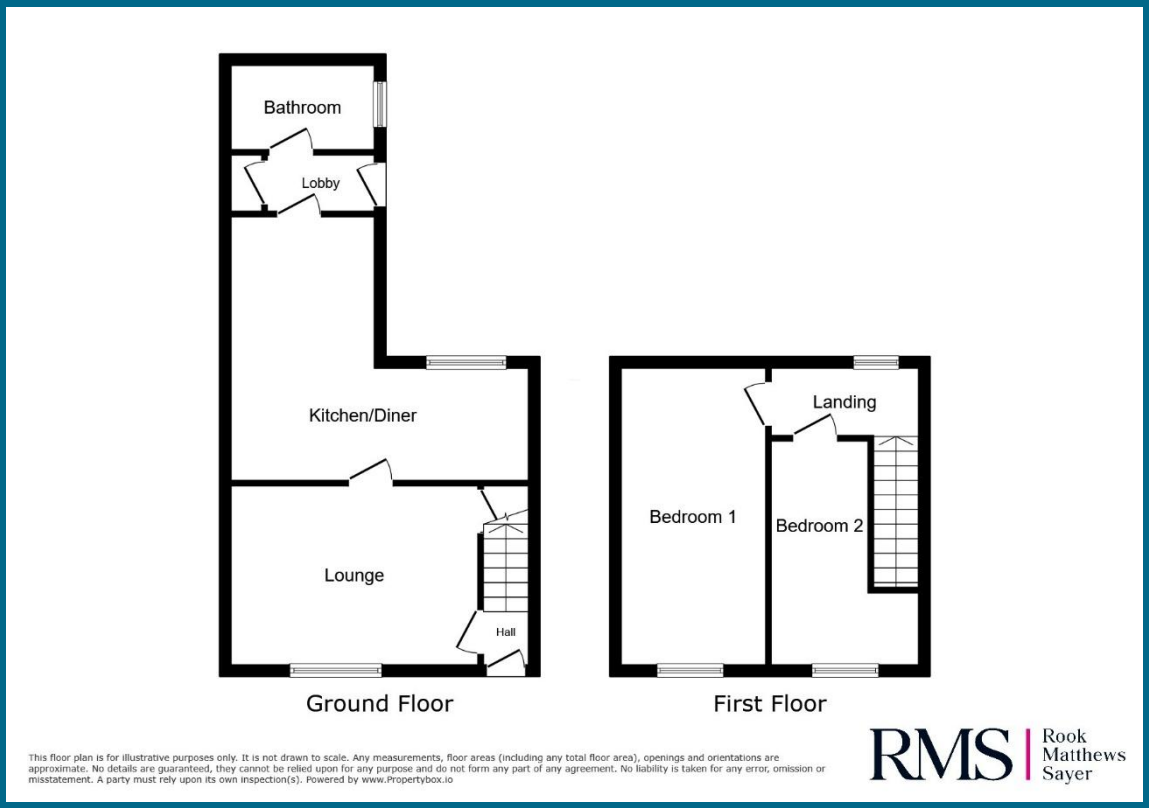
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Entrance
Via UPVC entrance door.
Entrance Hallway
Stairs to first floor landing, single radiator.
Lounge 14.29ft x 14.31ft (4.35m x 4.36m)
Double glazed window to front, two single radiators, electric fire, built in storage cupboard, television point, coving to ceiling.
Kitchen 17.75ft x 14.52ft (5.41m x 4.42m)
Double glazed window to rear and side, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, plumbed for washing machine, spotlights, glass door to rear passage.
Rear Door Passage
Storage cupboard, double radiator.
Bedroom One 10.08ft x 14.28ft (3.07m x 4.35m)
Double glazed window to front, single radiator.
Bedroom Two 11.25ft x 7.49ft (3.42m x 2.28m)
Double glazed window to front, single radiator, loft access.
Bathroom 7.90ft x 7.68ft (2.40m x 2.34m)
Double glazed window to side, panelled bath with electric, pedestal wash hand basin, low level wc, spotlights, double glazed window to side, double radiator, part tiling to walls, storage cupboard housing boiler.
External
Low maintenance garden to front. Private yard to rear. Garage over the lane to the rear, with an extensive garden.
Garage
Detached garage over the lane with up and over door, power and lighting.



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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.

The Property Ombudsman





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