



Allendale Crescent | Choppington | NE62 5YG

Offers In Excess Of £150,000

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.

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