Cleaswell Hill | Choppington | NE62 5DP

£150,000

A fantastic opportunity for first time buyers or downsizers, this three bedroom semi detached property is certainly a must view. With excellent transport links nearby the property is well located for shops and local amenities. Upgraded by the current owner to include solar panels, some sound proofing work and an updated family bathroom the property is neutrally decorated and ready to view now. Comprising briefly; entrance hallway, lounge, open plan kitchen diner with modern wall and base units, utility room, stairs to the first floor landing, three bedrooms and a modern family bathroom. Externally there is an enclosed and private garden to the rear with lawn and patio areas and to the front a lawned garden and driveway for off street parking. Early viewings are advised.

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Semi Detached House	**Rear Garden**
Three Bedrooms	**Driveway**
Open Plan Kitchen/ Diner	**Freehold/ leasehold**
Modern Bathroom	**EPC: B/ 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: Fibre to premises
Mobile Signal Coverage Blackspot: No
Solar panels – owned outright
Parking: Driveway

MINING
The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

MATERIAL / CONSTRUCTION ABNORMALITIES
We have been informed that this is non-standard construction, steel framed with cavity wall insulation.

Alterations
Significant repairs or upgrades to the property? Yes
Removal of internal walls or chimneys or change of use? Yes
Was building regulation approval and completion certificate obtained or an equivalent Competent Person Scheme Certificate? Yes

Soundproof Walls

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: B

BD009070SB/SJ17.09.2026.v.1

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Entrance Hallway
Stairs to first floor landing, tiled flooring, double radiator, storage cupboard (electric and solar panel meters), double glazed window to side.
Lounge 12'3ft x 10'2ft (3.74m x 3.11m)
Double glazed window to front, double radiator, electric fire, television point.
Kitchen 19'1ft x 11'3ft x 5.81m x 3.34m)
Double glazed window to rear, double radiator and feature radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge, storage cupboard.
Utility Room 11'0ft x 8'4ft (3.35m x 2.55m)
Double glazed window to front, fitted wall and base units, space for fridge freezer, plumbed for washing machine, double glazed door to rear.
First Floor Landing
Double glazed window to side, loft access (loft is insulated).
Bedroom One 12'6ft x 10'4ft (3.80m x 3.14m)
Double glazed window to front, single radiator,
Bedroom Two 11'1ft x 9'3ft (3.38m x 2.83m)
Double glazed window to rear, single radiator, built in cupboard.
Bedroom Three 8'4ft x 8'1ft (2.54m x 2.46m)
Double glazed window to front and side, single radiator, fitted wardrobes.
Bathroom 7'7ft x 5'6ft (2.31m x 1.68m)
Three piece white suite comprising of; panelled bath with electric shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to rear and side, heated towel rail, tiling to walls and flooring.
External
Driveway to front. Rear garden laid mainly to lawn, patio area, water tap, two garden sheds.

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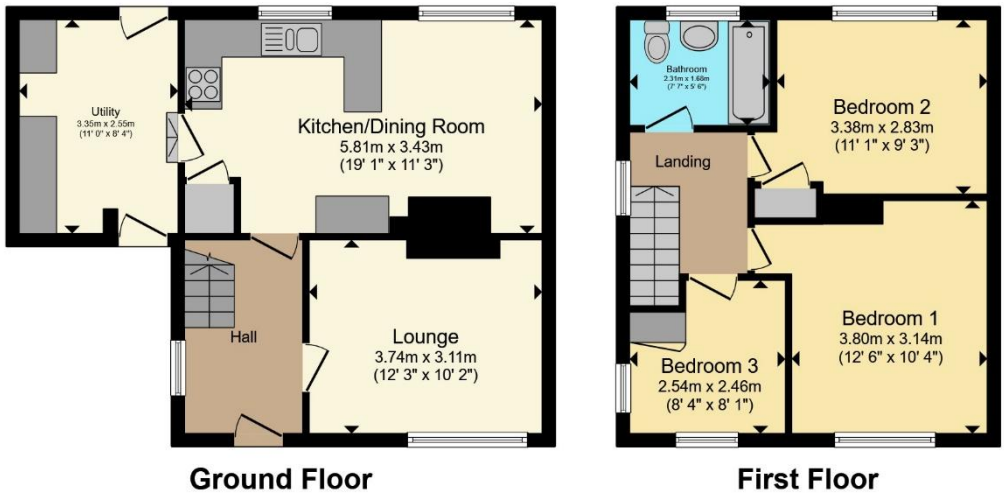

Total floor area 85.3 m² (918 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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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