



Westford Road | Choppington | NE62 5JE

# Offers In Excess Of £130,000

Situated on the picturesque banks of the River Wansbeck, this charming home enjoys amazing rear views and is sure to appeal to a wide range of buyers, particularly first-time purchasers.

The property offers generous living space and retains a number of original features, adding to its character and warmth. The ground floor comprises two spacious reception rooms, one of which benefits from a striking log burner, alongside a well-appointed kitchen.

Upstairs, the first floor hosts three bedrooms and a sizeable four-piece family bathroom, providing comfortable accommodation for growing families or those needing extra space.

Externally, the property boasts a private rear yard with ample parking and a secure outbuilding, ideal for storage. Early viewing is highly recommended to fully appreciate everything this home has to offer.

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**Mid Terraced House**

**Log Burner**

**Three Bedroom**

**Spacious Home**

**Two Reception Rooms**

**Freehold**

**Ideal First Time Buy**

**EPC: TBC/ 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: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Rear Yard can be used for parking & on street

#### 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.

#### ACCESSIBILITY

Suitable for wheelchair users, level access and wide doorways.

#### 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: A**

**EPC RATING: TBC**

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#### Entrance Porch

UPVC entrance door, double glazed door.

#### Lounge 13.13ft x 19.30ft (4.00m x 5.88m)

Double glazed window to front, double radiator, fire surround with gas fire, television point, coving to ceiling, double doors to:

#### Dining Room 14.89ft x 13.65ft (4.53m x 4.16m)

Double glazed window to rear, double radiator, coving to ceiling, log burner, two built in storage cupboards. door to stairs.

#### Kitchen 13.98ft x 7.92ft (4.26m x 2.41m)

Double glazed window to side, single 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, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, integrated washing machine, laminate flooring, spotlights, double glazed door to rear.

#### First Floor Landing

Loft access, two built in storage cupboards.

#### Loft

Partially boarded.

#### Bedroom One 13.73ft x 11.22ft (4.18m x 3.41m)

Double glazed window to front, single radiator, coving to ceiling.

#### Bedroom Two 10.98ft x 10.00ft (3.34m x 3.04m)

Double glazed window to rear, single radiator, built in cupboard housing boiler.

#### Bedroom Three 10.26ft x 7.65ft (3.12m x 2.33m)

Double glazed window to front, single radiator, coving to ceiling.

#### Bathroom 13.69ft x 6.38ft (4.17m x 1.94m)

Four piece white suite comprising of; panelled bath, wash hand basin (set in vanity unit), double shower cubicle, low level wc, three double glazed windows to side, single radiator, part tiling to walls, tiled flooring, extractor fan.

#### External

Low maintenance garden to front.

Private yard to rear, can be used for parking.

#### Outhouse

Attached outhouse with power and lighting.

## EPC & Floorplan to follow

**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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