

GILMORE ESTATES

Property Sales & Lettings



£160,000

, Whinney Leas, Chopwell, Newcastle Upon Tyne, , NE17 7JX

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Nestled in the charming area of Whinney Leas, Chopwell, this delightful terraced house presents an excellent opportunity for those seeking a home with potential. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The house features a convenient downstairs bathroom, making it practical for everyday living.

One of the standout features of this home is the lovely rear garden, which offers picturesque views and a perfect spot for relaxation or entertaining. The garden provides a wonderful outdoor space, ideal for enjoying the fresh air and sunshine. Additionally, the property is conveniently located near the serene Milkwellburn Woods, perfect for nature lovers and those who enjoy leisurely walks.

While the house requires some updating, it is offered with no onward chain, allowing for a smooth and straightforward purchase process. This property is a blank canvas, ready for you to put your personal touch on it and create your dream home.

With its fantastic location and ample potential, this terraced house in Chopwell is not to be missed. Whether you are a first-time buyer or looking to invest, this property offers a unique opportunity to make it your own.

Entrance Hallway

5'6" x 7'3" (1.69 x 2.23)

Upvc entrance door to hallway, wall cupboards.

Bathroom

7'0" x 6'2" (2.15 x 1.90)

Coloured suite comprising of bath with mixer tap, WC, pedestal wash hand basin, tiled walls and floor, central heating radiator and Upvc window to front aspect.

Reception Room

12'1" x 8'1" (3.69 x 2.47)

Wall and base units with laminate work surfaces, electric cooker point, plumbed for washing machine. Stainless steel sink and drainer with mixer tap, tiled splash backs, central heating radiator, Upvc window to front aspect, under stairs cupboard and stairs to first floor

Rear Porch

3'4" x 3'8" (1.02 x 1.12)

Composite door to rear garden

Bedroom One

7'11" x 15'7" (2.43 x 4.75)

Upvc window to rear aspect with views, fitted wardrobes and central heating radiator.

Bedroom Two

7'0" x 11'11" (2.14 x 3.64)

Upvc window to rear aspect with views and central heating radiator.

Bedroom Three

8'0" x 9'2" (2.45 x 2.81)

Upvc window to front aspect and central heating radiator.

Toilet

4'11" x 2'7" (1.51 x 0.80)

WC, wash hand basin, fully tiled walls and floor and extractor fan.

Garden

Lovely south facing rear garden with views towards Shotley Bridge and beyond. Lawn, paved patios, outside tap, mature beds and borders and garden shed. There is also an enclosed yard.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
102-91kWh/m ² A			
91-81kWh/m ² B			
81-69kWh/m ² C			
69-55kWh/m ² D			
55-46kWh/m ² E			
46-39kWh/m ² F			
39-31kWh/m ² G			
31-26kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions			
102-91kWh/m ² A			
91-81kWh/m ² B			
81-69kWh/m ² C			
69-55kWh/m ² D			
55-46kWh/m ² E			
46-39kWh/m ² F			
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England & Wales		EU Directive 2002/91/EC	