

Riversdale Avenue | Choppington | NE62 5LE

£30,000

This attractive one-bedroom flat presents an excellent opportunity for first-time buyers or buy-to-let investors alike.

The property offers a bright and airy open-plan lounge and kitchen, with double doors allowing plenty of natural light to flood the living space. The accommodation also comprises a generous double bedroom with fitted wardrobes and an updated bathroom.

Conveniently laid out and ready to move into, this property is sure to appeal to a range of buyers. Early viewing is highly recommended to fully appreciate all that is on offer and to see if this could be the perfect home or investment for you

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First Floor Flat

One Bedroom

Open Plan Kitchen/ Lounge

Updated Bathroom

No Onward Chain

Ideal First Time Buy/ Investment

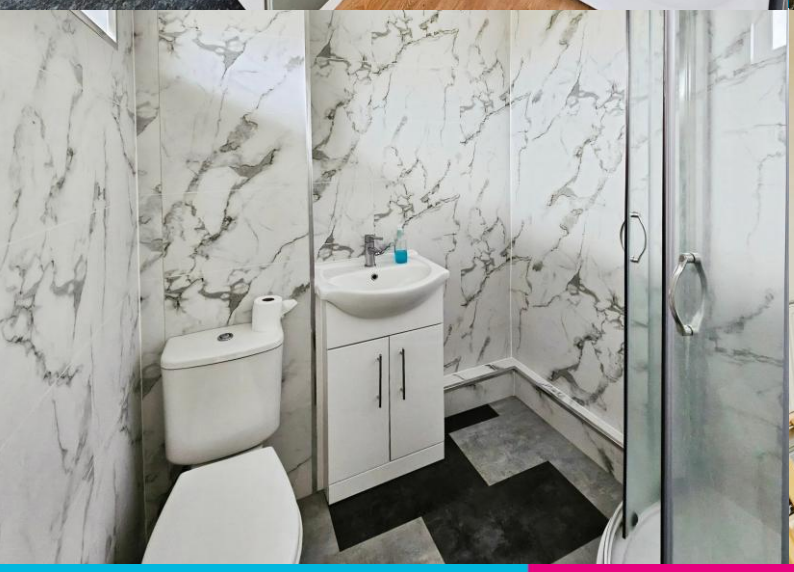
Leasehold

EPC:C / Council Tax:A

For any more information regarding the property please contact us today









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Bedlington@rmsestateagents.co.uk

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Entrance
Via entrance door.
Lounge 10.70ft x 9.22ft (3.26m x 2.81m)
Double glazed window to ear, double radiator, built in storage cupboard, television point. Open plan to:
Kitchen 6.09ft x 6.98ft (1.85m x 2.12m)
Double glazed window to front, fitted with a range of wall, floor and dawer unit 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, plumbed for washing machine laminate flooring, spotlights.
Bedroom One 11.73ft x 7.43ft (3.57m x 2.26m)
Double glazed window to rear, double radiator,
Bathroom 5.80ft x 5.43ft (1.76m x 1.65m)
Double glazed window to front, wash hand basin (set in vanity unit), shower cubicle, low level wc, cladding to walls and ceiling, extractor fan.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: **Mains**
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: No

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
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 99 years from 1 December 1989
Ground Rent: £100 per annum
Service Charge: N/a

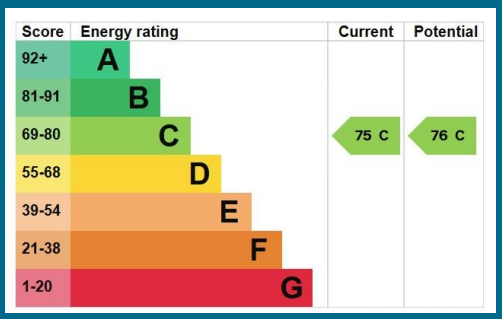
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: A
EPC RATING: C

BD009050SB/SJ14.09.2026.v.1.

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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.

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.

The Property Ombudsman

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