



Glendale Gardens | Choppington | NE62 5AW

**Offers In The Region Of £150,000**

A property with fabulous potential on the always desirable Wansbeck Estate is ready to view now. In need of updating throughout the property sits at the head of a cul-de-sac and has a large garden to the rear, ideal for a growing family. Comprising briefly; entrance hallway, lounge with open plan dining room, kitchen, utility room, stairs to the first floor landing, three good size bedrooms and a four piece bathroom. Externally there is a large garden to the rear and a block paved multi-car driveway to the front leading to a single garage for off street parking.

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**3****1****1****Semi Detached House****Multi Car Driveway****Three Bedroom****Driveway & Garage****Utility Room****Freehold****Lounge/ Diner****EPC: D/ Council Tax:B**

For any more information regarding the property please contact us today

#### Entrance

Via composite door.

#### Entrance Hallway

Stairs to first floor landing, laminate flooring.

#### Lounge 11'06ft x 25'02ft (3.35m x 7.62m)

Double glazed window to front, double glazed patio doors, two radiators, gas fire, laminate flooring, television point.

#### Kitchen 9'06ft x 10'08ft max (2.74m x 3.04m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker.

#### Utility 7'08ft x 8'08ft (2.13m x 2.43m)

Double glazed window, plumbed for washing machine, double glazed door to the rear.

#### First Floor Landing

Double glazed window to side, built in storage cupboard housing tank.

#### Bedroom One 11'08ft max x 11.07ft (3.35m x 3.35m)

Double glazed window to front, radiator.

#### Bedroom Two 11'08ft max x 10'10ft (3.35m x 3.04m)

Double glazed window to front, radiator, built in cupboard.

#### Bedroom Three 8'11ft x 7'08ft max (2.47m x 2.13m)

Double glazed window to front, radiator, built in cupboard.

#### Bathroom 5'08ft x 8'08ft max (1.52m x 2.43m)

Four piece white suite comprising of; panelled bath, shower cubicle, low level wc, three double glazed windows to the rear, single radiator, tiled walls, loft hatch.

#### External

To the front, block paved multicar driveway leading to garage. Low maintenance rear garden, with side access, patio area and water tap.

#### Garage

Attached single garage with up and over door.



#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

#### 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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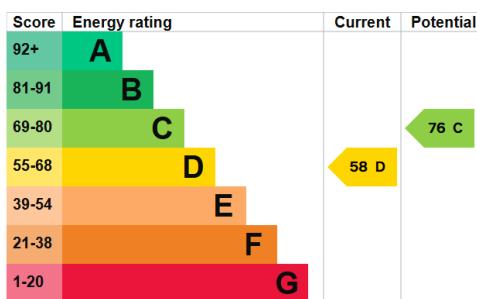


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## Floorplan to follow



**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



**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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