

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

35 CHURCH AVENUE WEST SLEEKBURN CHOPPINGTON NE62 5XF



- THREE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- SEMI DETACHED HOUSE
- EPC RATING TBC
- FREEHOLD
- IDEAL INVESTMENT

Price £70,000

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Situated on Church Avenue in West Sleekburn, Choppington, this semi-detached house presents a wonderful opportunity for those looking for an investment property with three bedrooms.

While the house is in need of updating, it offers a blank canvas for buyers to personalise and enhance according to their tastes and preferences. The absence of an onward chain simplifies the buying process, hopefully allowing for a smoother transition.

GROUND FLOOR

LOBBY

Storage cupboard, wc.

KITCHEN

7'3 x 12'2 (2.21m x 3.71m)

Double glazed window, units, radiator, sink with drainer and mixer taps.



BATHROOM

bath, wash hand basin, tiled walls.



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LOUNGE

15'9 x 13'1 (4.80m x 3.99m)

Double glazed window, radiator, gas fire.



FIRST FLOOR LANDING

BEDROOM ONE

10'8 x 14'9 (3.25m x 4.50m)

Double glazed window, radiator, storage cupboard.



BEDROOM TWO

9'12 x 11'8 (2.74m x 3.56m)

Double glazed window, radiator.



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BEDROOM THREE

9'3 x 8'1 (2.82m x 2.46m)

Double glazed window, radiator.



EXTERNALLY

FRONT

Garden to the front.



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REAR

Garden to the rear.



MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - (Ofcom Broadband checker Feb 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 35 Church Avenue

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6622A

MORTGAGE

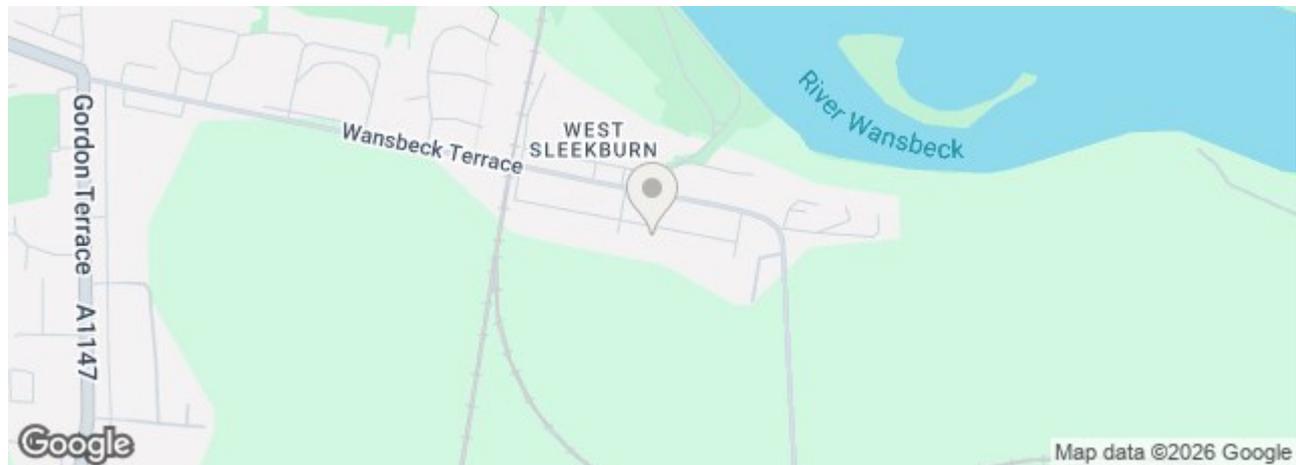
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com