



Cleaswell Terrace | Choppington | NE62 5HT

Offers In Excess Of £95,000

Offered with no upper chain this delightfully spacious two bedrooms mid terraced home will make an ideal first time buyer home for anyone. Located in the heart of Choppington close to local amenities and transport links it's a must view to appreciate property. A private town garden to the front greets you when entering the home. The ground floor offers spacious lounge leading to kitchen diner and ground floor bathroom. The first floor has two good bedrooms. To the rear of the property is a private yard with access to the garage. Viewing is essential to see what this home has to offer.

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Mid Terraced House

Private Yard

No Onward Chain

Garage

Two Bedrooms

Freehold

Kitchen/Diner

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: None

Mobile Signal Coverage Blackspot: No

Parking: Garage

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: A

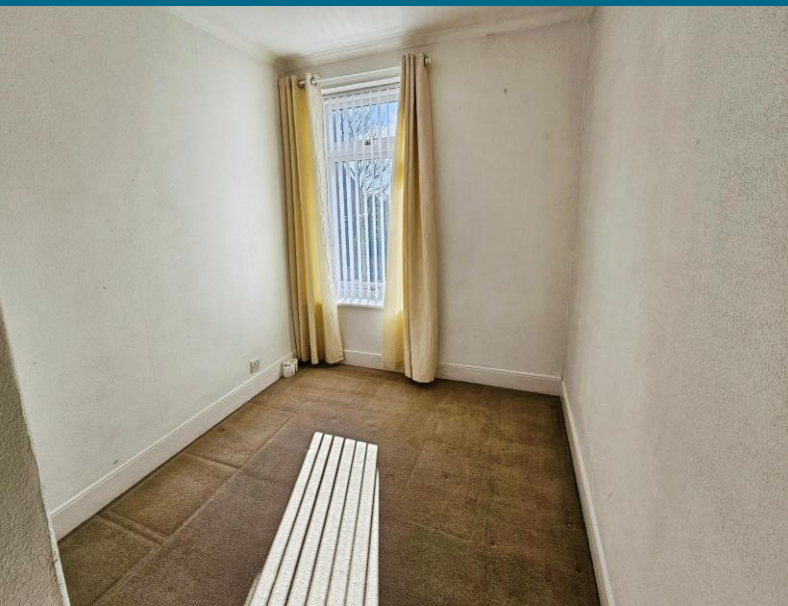
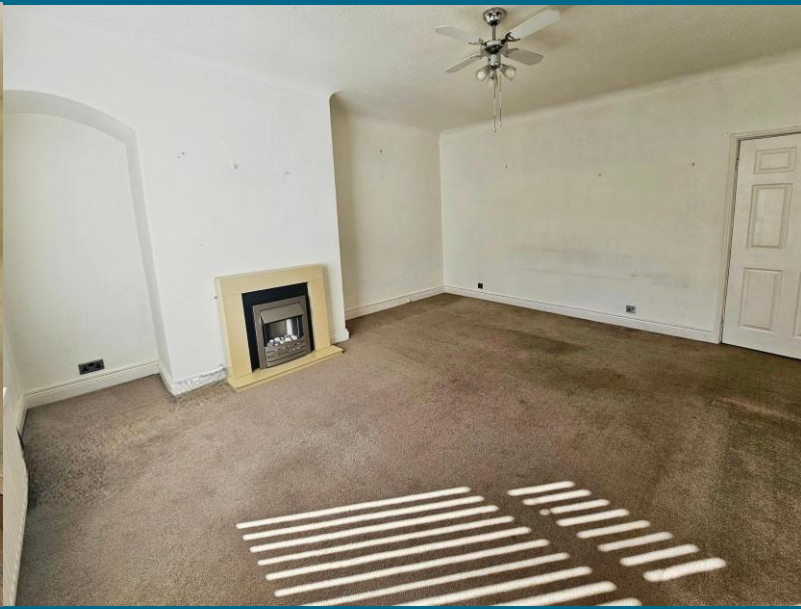
EPC RATING: TBC

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Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator.

Lounge 14.88ft x 16.02ft (4.53m x 4.88m)

Double glazed window to front, double radiator, fire surround with electric fire, television point.

Kitchen 10.83ft x 8.03ft (3.30m x 2.44m)

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, tiled splash backs, space for cooker and fridge, plumbed for washing machine, vinyl flooring, built in cupboard, double glazed door to rear.

Bathroom 7.99ft x 7.04ft (2.43m x 2.14m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window to rear, single radiator, tiled flooring, cladding to walls, extractor fan, built in storage housing boiler.

First Floor Landing

Double glazed window to rear.

Bedroom One 16.10ft x 10.88ft (4.90m x 3.31m)

Double glazed window to front, double radiator.

Bedroom Two 7.05ft x 11.69ft (2.14m x 3.56m)

Double glazed window to front, single radiator, loft access.

External

Private yard to rear.

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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