



Woodhorn Drive Choppington

- Semi Detached
- Three bedrooms
- Generous garden to rear
- Sought after Wansbeck Estate
- Well maintained throughout
- EPC:D/Council Tax:B/Freehold

Offers In Excess Of £165,000

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Woodhorn Drive

Choppington, NE62 5EP

Entrance Porch

UPVC entrance door.

Downstairs Wc

Low level wc, pedestal wash hand basin, tiled flooring, part tiling to walls.

Open plan lounge/dining room 27'10 x 14'6 reducing to 8'6 (8.48m x 4.42m reducing to 2.59m)

Double glazed window to front, fire surround with marble inset and hearth, electric fire, television point, coving to ceiling, three radiators, twin UPVC double glazed French doors to garden.

Kitchen 8'8 x 10'6 (2.64m x 3.20m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edgework surfaces, workbench lighting, 1 ½ bowl stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in oven, gas hob with extractor fan above, integrated dishwasher, tiling to floor, spotlights, coving to ceiling.

Utility Room 7'3 x 5'9 plus door recess (2.21m x 1.75m)

Double glazed window to rear, work surface, plumbed for washing machine, radiator, tiled flooring, UPVC double glazed door to garden.

First Floor Landing

Double glazed window to side, loft access, built in storage cupboard, spotlights.

Bedroom One 14'2 x 9'9 into wardrobes (4.32m x 2.97m)

Double glazed window to front, radiator, coving to ceiling.

Bedroom Two 11'7 x 9'9 into wardrobes (3.53m x 2.97m)

Double glazed window to side, radiator, coving to ceiling.

Bedroom Three 11'2 x 7'7 @ max point into cupboard (3.40m x 2.31m)

Double glazed window to front, radiator, coving to ceiling.

Shower Room

Three-piece white suite comprising of; panelled shower cubicle (mains shower), pedestal wash hand basin, two double glazed windows to rear, radiator, part tiling to walls.

External

Block paved driveway to front. Astonishing rear garden laid mainly to lawn, patio area, vegetable garden, cross section of evergreens.

Garage

Single attached garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: garage with drive providing off street parking

Accessibility

This property has accessibility adaptations:

Ramp access to front door.

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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

BD007878CM/SO17.1.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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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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