



## River Bank East Choppington

- Semi Detached House
- Lounge/Dining Room
- Conservatory
- Three Bedroom
- EPC: C/ Council Tax:A / Freehold

**£110,000**



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# River Bank East

Choppington

## Entrance

UPVC entrance door.

## Entrance Hallway

Stairs to first floor landing, laminate flooring, double glazed, double radiator, storage cupboard.

## Lounge/ Dining 11'02 max x 20'05max (3.40m x 6.22m)

Double glazed bow window to front, two radiators, laminate flooring, television point, French doors to:

## Conservatory 6'08ft x 9'08ft (2.03m x 2.95m)

Laminate flooring, doors to rear garden.

## Kitchen 11'02ft x 9'00ft (3.40m x 2.74m)

Double glazed window to rear, double radiator, 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, plumbed for washing machine, tiling to floor, double glazed door to rear.

## Loft

Partially boarded, pull-down ladders, lighting, combi boiler.

## Bedroom One 10'02 + recess x 10'08ft max (3.10m x 3.25m)

Double glazed window to front, single radiator.

## Bedroom Two 9'05ft x 11'04ft max (2.87m x 3.45m)

Double glazed window to rear, radiator, fitted wardrobes, drawers and vanity.

## Bedroom Three 7'10ft x 8'03ft max (L- Shape Room) (2.39m x 2.52m)

Double glazed window to front, single radiator.

## Bathroom 5'06ft x 5'01ft (1.68m x 1.55m)

Three-piece suite in white comprising of; L Shape panelled whirlpool bath with mains shower over, wash hand basin and low level wc (set in vanity unit), spotlights, double glazed window to rear, heated towel rail, cladding to walls and ceiling.

## External

Low maintenance garden to front side access to rear. Low maintenance garden to rear, patio area.

Detached outhouse, double glazed door and window, electrics, electric heater.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: on street parking

## 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: A

## EPC RATING: C

BD008049CM/SO24.04.24.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	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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