



Riversdale Avenue Choppington

- Semi Detached House
- Three Bedroom
- Modern decoration throughout
- Low maintenance rear garden
- EPC:D/ Council Tax:B/ Freehold

Offers In Excess Of £165,000



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Riversdale Avenue

Choppington

Entrance Porch

UPVC entrance door, tiled flooring.

Entrance Hallway

Stairs to first floor landing, tiled flooring, two glazed windows to the front, radiator, storage cupboard.

Cloaks/Wc

Low level wc, wash hand basin, window.

Lounge 13'11ft including alcove x 15'01ft max including bay (4.24m x 4.59m)

Double glazed window to front, double glazed patio doors to rear, single radiator, double radiator, wall mounted electric fire, television point.

Kitchen 20'04ft x 8'05ft (6.20m x 2.57m)

Two double glazed window to rear, two radiators, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, induction electric hob with extractor fan above, coving to ceiling.

Utility Room

Sink unit, space for fridge/freezer, plumbed for washing machine, double glazed door to garden, laminate flooring.

First Floor Landing

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

Bedroom One 9'00 ft+ wardrobe x 11'10ft (2.74m x 3.61m)

Double glazed window to front, radiator, fitted wardrobes.

Bedroom Two 11'01ft x 9'01ft (3.38m x 2.77m)

Double glazed window to rear, single radiator.

Bedroom Three 8'00ft x 9'01ft max (2.44m x 2.77m)

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

Bathroom 5'08ft x 9'00ft max (1.73m x 2.74m)

Three-piece white suite comprising of panelled bath with shower over, pedestal wash hand basin, low level wc, three double glazed windows to the rear, heated towel rail, part tiling to walls, vinyl flooring.

External

Front garden laid mainly to lawn, walled surrounds, block paved driveway leading to garage.

Low maintenance rear garden, patio area.

Garage

Attached single garage, roller door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway

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

BD007428CM/SO.19.03.2024.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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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