



North Avenue Choppington

To be sold with no onward chain this three bedroom property has been realistically priced with some updating in mind for its new owner. With a generous garden to the rear and good room sizes this property really could make a lovely family home. Close to local amenities and road links to neighbouring towns of Morpeth, Bedlington and Ashington the property comprises briefly; entrance hallway leading to the lounge and kitchen/dining room, stairs to the first floor landing, three bedrooms and a family bathroom. Externally there is a low maintenance garden to the front with side access to the rear garden and outhouses. Early viewings advised to avoid disappointment.



Offers In The Region Of £110,000

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North Avenue

Choppington NE62 5PD

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator, understairs storage cupboard, telephone point.

Lounge 14'05ft x 11'01ft (4.39m x 3.38m)

Double glazed window to rear, single radiator, electric wall mounted fire, television point, coving to ceiling.

Kitchen 10'09ft x 17'06ft (3.28m x 5.33m)

Double glazed window to front and rear, single 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, space for cooker, fridge/freezer, plumbed for washing machine, double glazed door to side.

First Floor Landing

Double glazed window to front, loft access.

Bedroom One 11'04ft x 11'00ft (3.45m x 3.35m)

Double glazed window to rear, single radiator, two built in cupboards.

Bedroom Two 11'04ft max into door recess x 11'08ft (3.45m x 3.56m)

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

Bedroom Three 8'05ft max x 8'04ft – L Shape (2.57m x 2.54m)

Double glazed window to front, single radiator.

Bathroom 5'08ft x 9'04ft max (1.73m x 2.84m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window to front, single radiator, cladding to walls and ceiling, extractor fan, vinyl floor.

External

Low maintenance garden to the front, steps to front path. Rear garden laid mainly to lawn, bushes and shrubs.

Detached outhouse, water tap.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

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: D

BD008416CM/SO13.3.25.V.1

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		



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.

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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