



Stakeford Lane
Choppington

Stakeford Lane, Choppington, NE62 5JB

- Semi Detached House
- Three Bedroom
- Extended To Rear
- Original Features
- Garage To Rear
- EPC:E/ Council Tax:B/ Freehold

Offers In Excess Of £199,000

Exceptional semi detached home located in the popular area of Choppington, with excellent transport links and amenities close by. This property has been updated but still has many original features making it appealing to lots of people. It comprises of Lounge, kitchen/diner with open plan living into the conservatory, The first floor offers three bedrooms and a family bathroom. Outside it offers off street parking for more than one car with electric charger to the front, double gates lead to rear garden which has a detached garage with power and lighting plus a well maintained garden. We would advise viewing to appreciate this beautiful property.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains and wood burner/open fire

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

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: B

EPC RATING: E

BD008477SB/SO25.04.25.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	51 E	
21-38	F		
1-20	G		

Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, double radiator, double-glazed stained-glass window to side, real wood flooring, understairs cupboard, door to side.

Lounge 12.71ft x 11.70ft (3.87m x 3.56m)

Double glazed window to front, wood shutters, double radiator, fire surround with inset and hearth, open fire, television point, telephone point, ceiling rose, picture rail.

Kitchen/ Dining Room/ conservatory 18.62ft x 14.22ft without conservatory (5.67m x 4.33m)

Double glazed window to rear, two double radiators, fitted with a range of wall, floor and drawer unit with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, range oven, space for fridge/freezer, integrated dishwasher, plumbed for washing machine, feature fireplace with original stove/open fire, wood flooring, spotlights. Open plan to:

Conservatory 11.10ft x 11.56ft (3.38m x 3.52m)

Dwarf wall, double glazed windows, wood flooring, patio doors to rear garden.

First Floor Landing

Double glazed window to side, loft access.

Loft

Boarded, lighting and power.

Bedroom One 9.63ft x 16.26ft (2.93m x 4.95m)

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

Bedroom Two 9.64ft x 12.82ft (2.93m x 3.90m)

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

Bedroom Three 7.44ft x 9.00ft (2.26m x 2.74m)

Double glazed window, single radiator.

Bathroom 8.74ft x 7.2ft (2.58m x 2.19m)

Four piece white suite comprising of; double shower cubicle, low level wc, panelled bath, pedestal wash hand basin, spotlights, double glazed window to the side, heated towel rail, part tiling to walls, cushion flooring.

External

Block paved driveway to front, gated access to rear garden.

Rear garden laid mainly to lawn, flower beds, bushes and shrubs.

Garage

Detached garage in rear garden, power and lighting.



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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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