



## Ashley Gardens Choppington

- Mid Terraced House
- Two Reception Rooms
- Three Bedroom
- No Onward Chain
- EPC: D/ Council Tax:A / Leasehold

**Offers In Excess Of £90,000**



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# Ashley Gardens

Choppington, NE625AG

## Entrance

UPVC entrance door.

## Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator.

**Lounge 13'07ft x 14'00ft (open access to Dining Room)** 4.15m x 4.27m

Double glazed window to front, single radiator, fire surround, gas fire, laminate flooring.

**Dining Room 12'00ft inc entrance to lounge x 8'04ft** 3.66m x 2.54m

Double glazed patio doors, radiator, laminate flooring.

**Kitchen 16'09ft x 9'05ft max L Shape** 5.11m x 2.87m

Two double glazed windows, two single radiators, 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, built in fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, storage cupboard, double glazed door to rear.

**Conservatory 10'10ft x 6'01ft** 3.30m x 1.85m

Double glazed windows, laminate flooring, double glazed door to the rear.

## First Floor Landing

Loft access.

## Loft

Pull down ladders.

**Bedroom One 10'08ft x 11'11ft** 3.25m x 3.63m

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

**Bedroom Two 10'08ft x 8'11ft** 3.25m x 2.72m

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

**Bedroom Three 8'10ft x 6'03ft max (L Shape)** 2.69m x 1.91m

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

**Bathroom 6'01ft x 5'07ft** 1.85m x 1.70m

Three piece coloured suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window, heated towel rail, part tiling to walls, tiled flooring.

## External

Front garden laid mainly to lawn. Rear garden laid to lawn, patio area.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: none

Mobile Signal Coverage Blackspot: no

Parking: no 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from and including 25 December 2016

Ground Rent: no ground rent

Service Charge: no service charge

## COUNCIL TAX BAND: A

EPC RATING: D

BD008286CM/SO02.11.24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 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.

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