

Olympia Avenue | Choppington | NE62 5DS

£130,000

Ideally located for transport links and local amenities this well presented extended two bedroomed semi detached house is a must view. This home will make an ideal first property or a home for an extending family. The property is steel framed and non standard construction which needs to be taken into consideration. The current vendors have updated it and extended it to make a lovely modern home. Ground floor has lounge, kitchen/diner and utility room. The first floor has two double bedrooms and a substantial modern bathroom. Externally the front has off street parking with electric charger and the rear is low maintenance and has an office/summer room at the end of the garden. We advise viewing to appreciate this lovely home.





Semi Detached House

Summerhouse

Two Bedroom

Garage

Utility Room

EPC:C Council Tax: A

Front & Rear Gardens

Freehold

For any more information regarding the property please contact us today

Entrance

Via UPVC entrance door.

Entrance Hallway

Stairs To First Floor Landing.

Lounge 11.97ft x 10.89ft (3.65m x 3.32m)

Double glazed window to front, television point, telephone point, coving to ceiling.

Kitchen 14.23ft x 10.79ft (4.34m x 3.29m)

Double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, marble splashbacks, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, tiling to floor, coving to ceiling, spotlights, double glazed patio doors to rear.

Utility Room

Double glazed window to rear, fitted with wall and base units and work surface, plumbed for washing machine, tiled flooring.

First Floor Landing

Double glazed window to rear, loft access.

<u>Loft</u>

Partially boarded, pull down ladders, lighting and power.

Bedroom One 11.61ft x 14.20ft (3.54m x 4.33m)

Double glazed window to front, double radiator, fitted wardrobes and drawers, television point.

Bedroom Two 7.74ft x 17.38ft (2.36m x 5.3m)

Double glazed window to front and real, single radiator.

Bathroom 9.21ft x 8.36ft (2.81m x 2.55m)

Four piece suite comprising of; panelled bath, wash hand basin and low level wc (set in vanity unit), shower cubicle, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring, extractor fan.

External

Low maintenance front garden, block paved driveway leading to garage. Low maintenance rear garden, patio area, water tap, summer house.

Outhouse

Detached outhouse with lighting.

Garage

Attached single garage, with up and over door, power and lighting.

Summerhouse

Lighting and Power.















PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway, on street, communal parking, EV charging point.

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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this is non-standard construction- steel frame.

TENII IDE

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

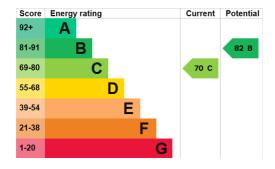
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