



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.

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**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.

Loft

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 rear, 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.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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#### 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.

#### 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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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



**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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