



Glendale Avenue | Choppington | NE62 5AR

**£174,950**

Don't miss out on this gorgeous three bedroom semi-detached property on the always sought after Wansbeck Estate, Choppington. With modern presentation throughout this property has been updated to include open plan living space to the ground floor, a log burning stove and lovely kitchen dining area to name a few. Close to local shops and amenities and the local primary school on Ringway is just a short distance for young families but would suit a range of buyers alike! Ready to view now the property comprises briefly; entrance hallway leading to the lounge and open kitchen dining room, utility room and playroom, stairs to the first floor landing, three bedrooms and a good size family bathroom. Externally there is an enclosed garden to the rear with lawn and patio area and a block paved area and driveway to the front providing multi-car parking. Early viewings advised.

**RMS** | Rook  
Matthews  
Sayer

**3****1****1****Semi Detached House****Popular Location****Three Bedroom****Kitchen/Dining Room****Utility Room****Freehold****Converted Garage****EPC: E/ Council Tax:B**

**For any more information regarding the property please contact us today**

**Entrance**

Via UPVC entrance door.

**Entrance Hallway**

Stairs to first floor landing, laminate flooring, double radiator, storage cupboard.

Lounge 25.07ft x 10.05ft (7.64m x 3.06m)

Double glazed window to front and rear, double radiator, fire surround with wood burner, television point, telephone point, coving to ceiling, open plan to:

Kitchen/Dining Room 17.81ft x 10.69ft (5.42m x 3.25m)

Double glazed window to rear, 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, built in electric fan assisted oven, gas hob with extractor fan above, integrated dishwasher, laminate flooring, spotlights, door to:

Utility Room 7.51ft x 8.25ft (2.28m x 2.51m)

Double glazed door to rear, plumbed for washing machine, door to:

Converted Garage 6.72ft x 15.71ft (2.04m x 4.78m) (Currently used as toy room).

Double glazed window to front, electric heater, storage cupboard with boiler.

**First Floor Landing**

Double glazed window to side, loft access, built in storage cupboard.

**Loft**

Partially boarded, pull down ladders, lighting and power.

Bedroom One 11.75ft x 9.81ft (3.58m x 2.99m)

Double glazed window to front, double radiator, television point.

Bedroom Two 10.83ft x 8.80ft (3.30m x 2.68m)

Double glazed window to rear, double radiator, television point.

Bedroom Three 8.73ft x 7.70ft (2.66m x 2.34m)

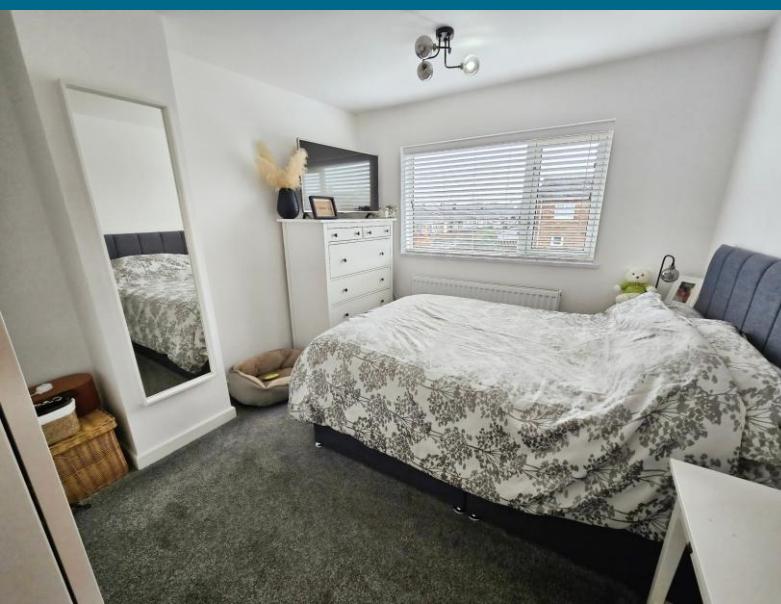
Double glazed window to front, double radiator, built in cupboard

Bathroom 8.70ft x 5.49ft (2.65m x 1.67m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, spotlights, three double glazed windows to the rear, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

**External**

Low maintenance garden to front, block paved driveway. Rear garden laid mainly to lawn, patio area, screen fencing, water tap.



#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas & wood burner  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: 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.

#### ACCESSIBILITY

Level access & wide doorways.

#### 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

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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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