



Riversdale Avenue | Choppington | NE62 5LE

# Offers In Excess Of £200,000

Modernized and updated by the current vendor this delightful bungalow will appeal to everyone looking for one level living. The property has been extended to the rear and offers a modern spacious kitchen/ diner, with utility room and extra storage. It offers lounge, two double bedrooms one with walk in dressing room, and an updated modern bathroom. Externally to the front, off street parking and garden. The rear has been landscaped to a high standard and will appeal to most. Early viewing is essential to appreciate this fabulous bungalow.

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**Semi Detached Bungalow**

**Landscaped Garden To Rear**

**Two Double Bedrooms**

**Updated To A High Standard**

**Extended To Rear**

**Freehold**

**Utility Room**

**EPC: D/ Council Tax:A**

For any more information regarding the property please contact us today

#### Entrance Porch

Via UPVC entrance door, double glazed door, double glazed windows to front and side.

#### Lounge 15.93ft x 13.34ft (4.85m x 4.06m)

Double glazed window to front, single radiator, electric fire, television point.

#### Breakfasting Kitchen 18.56ft x 10.50ft (5.65m x 3.20m)

Bifold doors to rear, wall mounted radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surface, kitchen island, stainless steel sink unit and drainer with mixer tap, built in electric double oven, induction hob with extractor fan above, integrated fridge freezer and dishwasher, tiling to floor.

#### Utility Room 7.45ft x 7.39ft (2.27m x 2.25m)

Double glazed window to rear, fitted wall and base units, plumbed for washing machine, single radiator, door to storage room.

#### Bedroom One 11.36ft x 10.34ft (3.46m x 3.15m)

Double glazed window to front, single radiator, television point, spotlights, door to:

#### Dressing Room 10.96ft x 7.44ft (3.34m x 2.26m)

Double glazed window.

#### Bedroom Two 11.90ft x 8.36ft (3.38m x 2.54m)

Double glazed window to rear, single radiator, fitted wardrobes and drawers.

#### Bathroom 7.03ft x 5.34ft (2.14m x 1.62m)

Double glazed window to rear, double walk-in shower (mains), wash hand basin (set in vanity unit), low level wc, spotlights, heated towel rail, tiling to walls and floor, extractor fan.

#### External

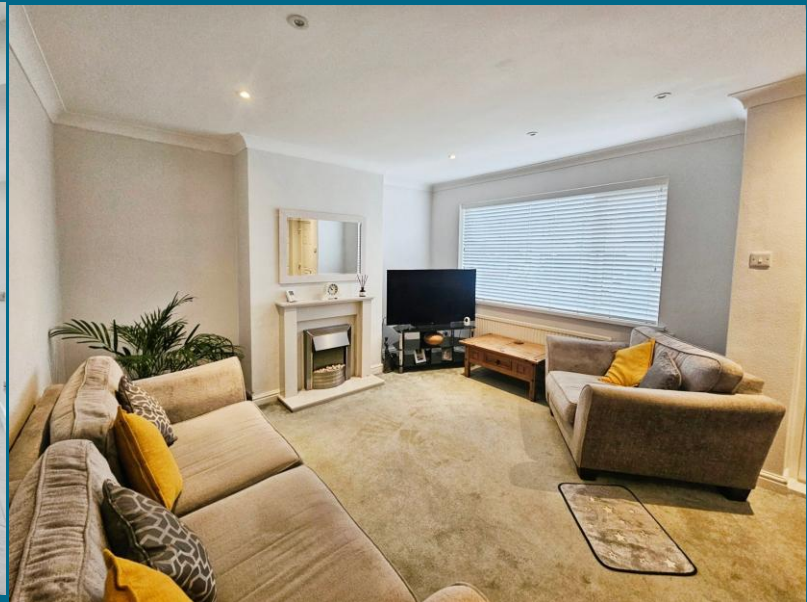
Block paved multi car driveway to front, gravelled area. The rear is done to a high standard, landscaped raised patio garden to the rear, pergola, gravelled area.

**T: 01670 531114**

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PRIMARY SERVICES SUPPLY  
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
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.

#### 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: D

BD008754SB/SJ28.01.2026.V.1

**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.

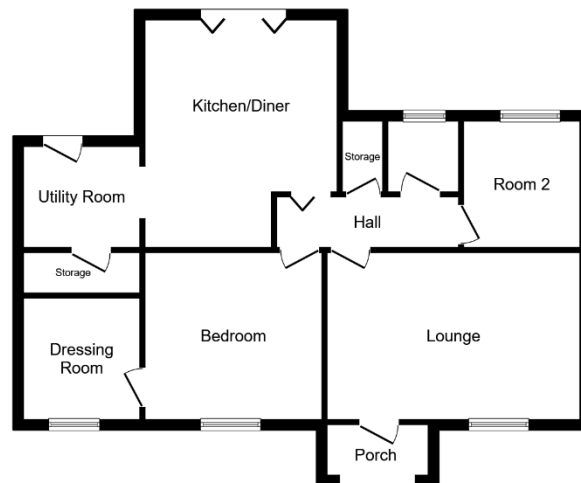
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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.co](http://www.propertybox.co)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

