



Simonside Avenue | Choppington | NE625LJ

Offers In The Region Of £180,000

Located in the popular Wansbeck estate in Choppington, this semi detached home has been updated by the current vendor and will appeal to many buyers. Close to transport links and amenities, the home offers open plan living to the ground floor with the bonus of a log burner, conservatory and downstairs cloaks. The first floor has three bedrooms and a family bathroom. Externally driveway for multiple cars with a charging port to the front and the rear has low maintenance gardens with patio and grassed area. Viewing is essential to appreciate this lovely home.

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Semi Detached House

Lounge/Diner

Three Bedroom

Sought After Location

Downstairs Wc

Freehold

Conservatory

EPC: D/ Council Tax:B

For any more information regarding the property please contact us today

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 and garage

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.

Planning permission for over attached garage.

ACCESSIBILITY

Level access

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

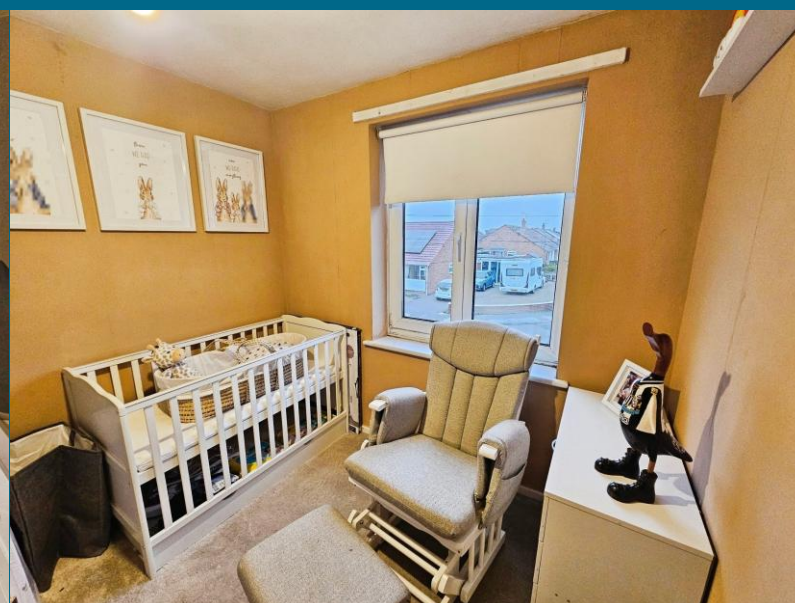
EPC RATING: D

BD0088045B/SJ03.02.2026.v.2

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Entrance

Via composite door.

Entrance Hallway

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

Downstairs Wc 4.20ft x 3.61ft (1.28m x 1.10m)

Low level wc, wash hand basin (set in vanity unit), tiled flooring, double glazed window, part tiling to walls, electric heater.

Lounge/Diner 11.69ft x 22.76ft (3.56m x 6.93m)

Double glazed window to front, double glazed patio doors to conservatory, single radiator, fire surround with log burner, television point.

Kitchen/Dining Room – open plan 9.82ft x 8.79ft (2.99m x 2.67m)

Double glazed window to rear, 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, induction hob with extractor fan above, space for fridge, plumbed for washing machine and dishwasher, laminate flooring, spotlights, door to garage.

Conservatory 9.33ft x 7.74ft (2.84m x 2.35m)

Dwarf wall, double glazed windows, double glazed door to garden.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 13.56ft x 10.59ft (4.13m x 3.22m)

Double glazed window to front, double radiator.

Bedroom Two 11.99ft x 8.81ft (3.65m x 2.68m)

Double glazed window to rear, double radiator.

Bedroom Three 8.00ft x 7.95ft (2.43m x 2.42m)

Double glazed window to front, built in cupboard.

Bathroom 6.64ft x 8.55ft (2.02m x 2.60m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, spotlights, double glazed window to side, heated towel rail, cladding to walls and ceiling, storage cupboard.

External

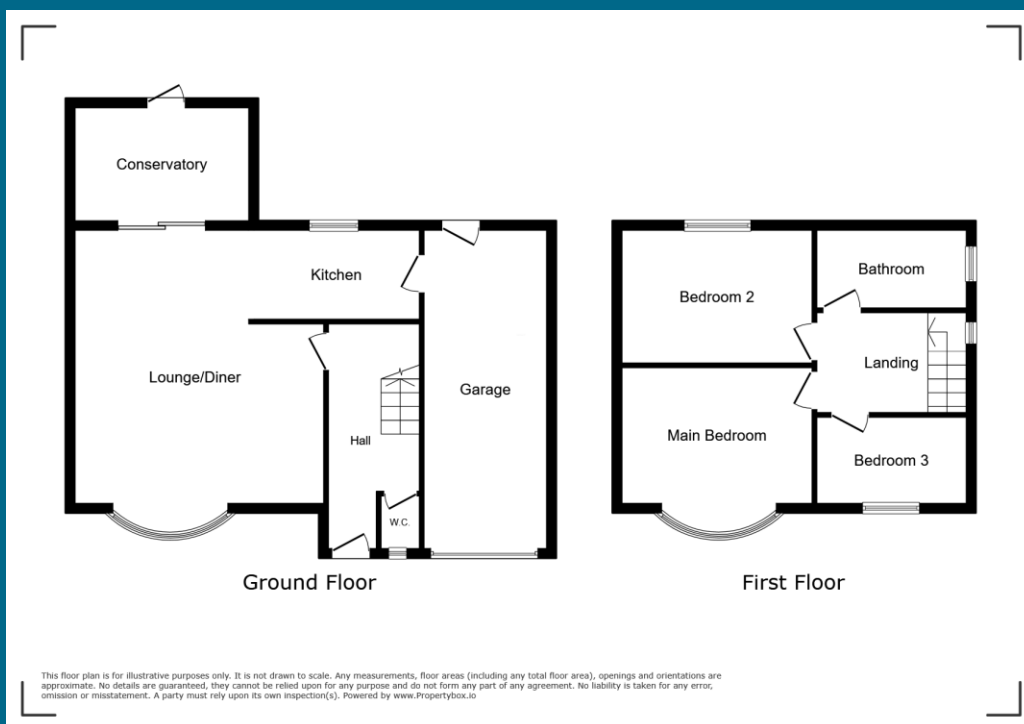
Driveway to front leading to garage. Low maintenance rear garden, artificial grass, patio area, screen fencing.

Garage

Attached garage with electric door, power and lighting.

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.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

