



Kings Park | Choppington | NE625SD

£95,000

Although in need of modernization this three bed semi detached home will appeal to most buyers. Offered with no upper chain and located in the popular street in Choppington, with transport links and amenities close by its a must view. The ground floor has lounge, kitchen/diner and summer room to the rear, the first floor has three bedrooms and a modern family bathroom. Externally the front has block paved driveway, with car port leading to garage and easy maintenance garden. The rear has low maintenance patio garden. We anticipate this to be very popular and would advise early viewing to avoid disappointment.

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Semi Detached House

Front & Rear Garden

Three Bedroom

Driveway

No Onward Chain

EPC: D Council Tax:A

Garage

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 13.95ft x 11.67ft (4.25m x 3.55m)

Double glazed window to front, double radiator, fire surround with electric fire, built in storage cupboard, television point, picture rail, dado rail.

Kitchen 15.61ft x 10.41ft (4.75m x 3.17m)

Single wood frame window to rear, double radiator, fitted with a range of wall, floor and drawer units with granite roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted double oven, gas hob with extractor fan above, space for fridge, vinyl flooring, coving to ceiling, double glazed patio doors to rear.

Conservatory 13.82ft x 8.04ft (4.21m x 2.45m)

Wood wall, double glazed windows, single radiator, Perspex roof.

First Floor Landing

Double glazed window to side.

Bedroom One 13.49ft x 8.64ft (4.11m x 2.63m)

Window to front, single radiator, fitted wardrobes and drawers, coving to ceiling.

Bedroom Two 8.07ft x 8.48ft (2.45m x 2.58m)

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

Bedroom Three 11.11ft x 6.21ft (3.38m x 1.89m)

Double glazed window to front, single radiator, built in cupboard, loft access.

Bathroom 6.67ft x 5.52ft (2.03m x 1.68m)

Double glazed window to rear, wash hand basin (set in vanity unit), shower cubicle, low level wc, spotlights, heated towel rail, cladding to walls and ceiling, extractor fan.

External

Low maintenance garden to front, block paved driveway leading to garage. Low maintenance garden to rear.

Garage

Attached single garage, up and over door, power and lighting, plumbed for washing machine, combi boiler.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: 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.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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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