



Greenfield Drive | Choppington | NE62 5YX

Offers In Excess Of £180,000

Well-presented three-bedroom semi-detached home located on the popular Meadowbank Estate in Choppington. Ideally situated close to local amenities and excellent transport links, this property is expected to appeal to a wide range of buyers. Offered with no upper chain, early viewing is highly recommended.

The ground floor briefly comprises an open-plan lounge and dining area leading through to the kitchen, creating a bright and sociable living space. To the first floor are three bedrooms and a modern family bathroom.

Externally, the property benefits from off-street parking to the front, leading to the garage, while to the rear there is a well-maintained south-facing garden, ideal for relaxing and entertaining.

Properties in this area are always popular, so an early viewing is essential.

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Semi Detached House

South Facing Garden

Three Bedrooms

Driveway & Garage

Lounge/Diner

Freehold

No Onward Chain

EPC: C/ 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

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & 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: B

EPC RATING: C

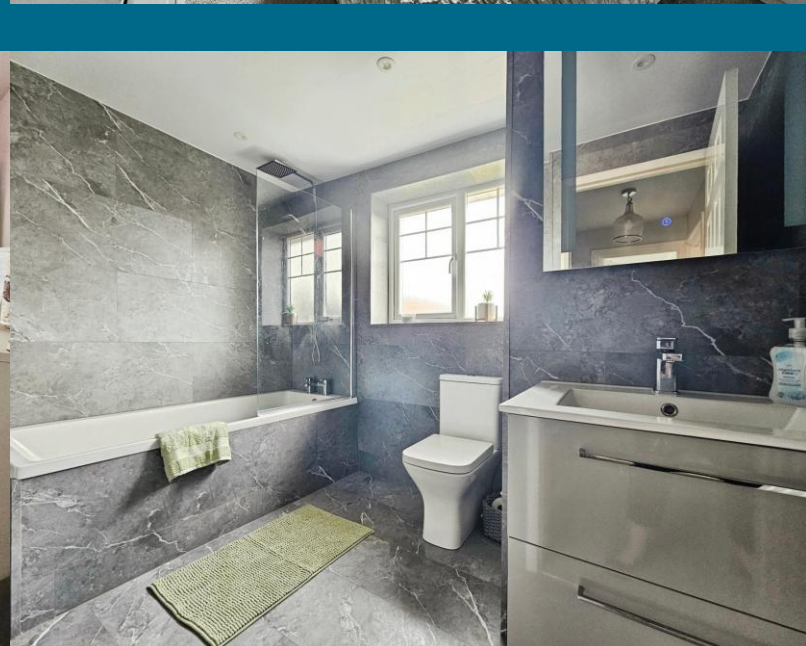
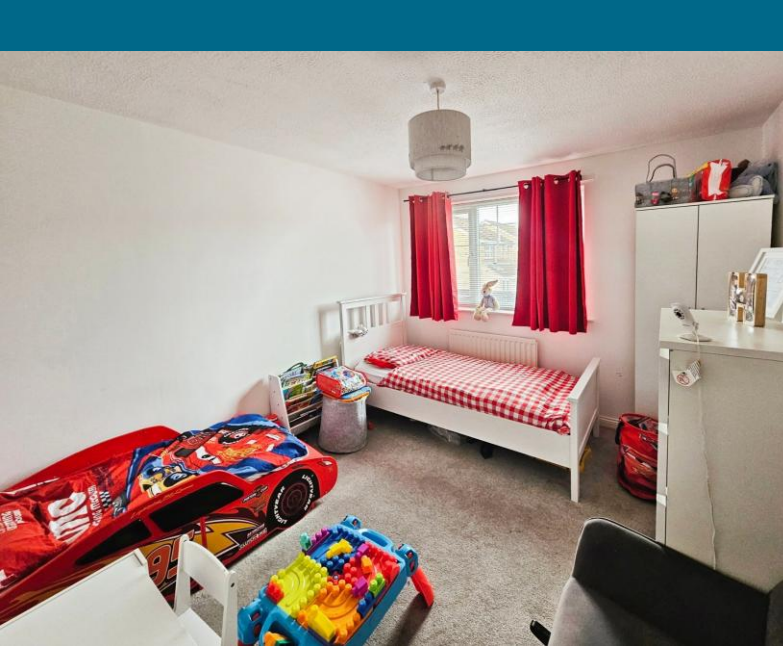
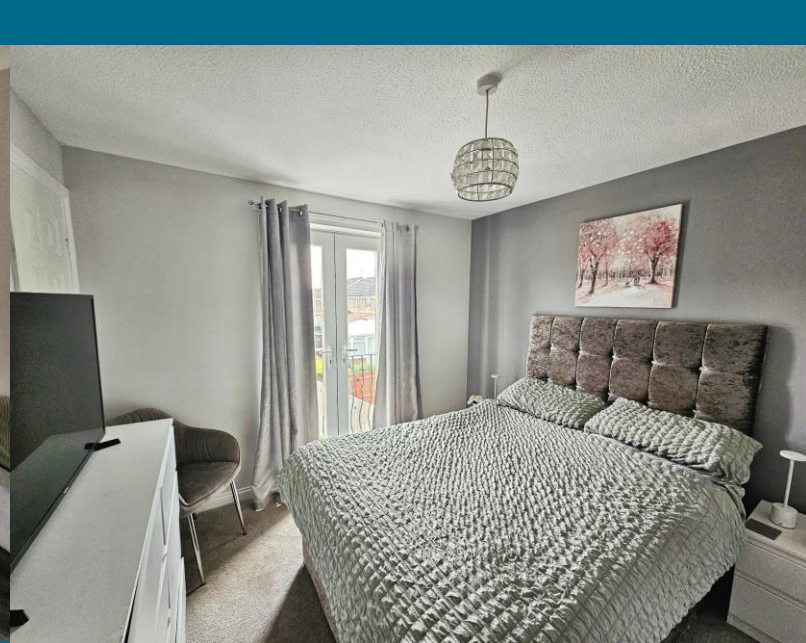
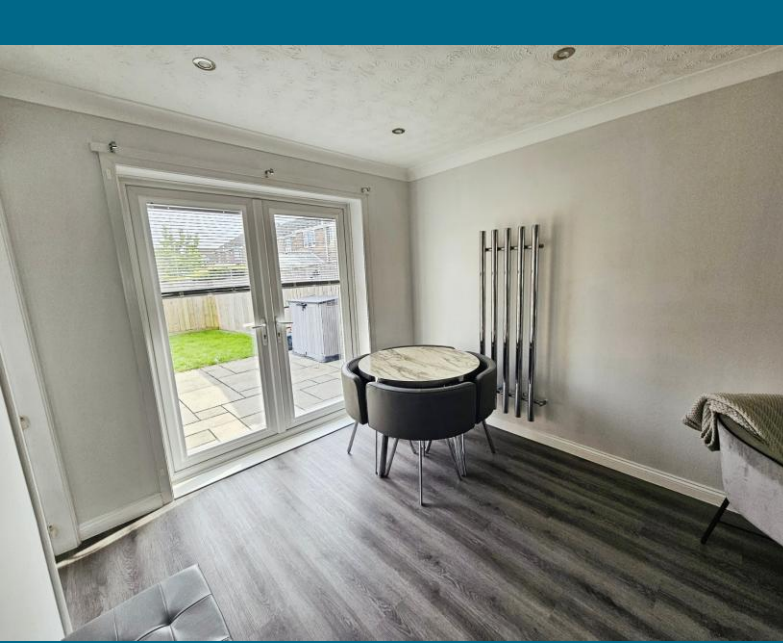
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Entrance Porch

Via composite door, double glazed windows to side, door to garage.

Lounge/ Diner 22.55ft x 16.04ft (6.87m x 4.88m)

Double glazed window to front, double glazed patio doors to rear, two radiators, television point, coving to ceiling, spotlights.

Kitchen 10.15ft x 9.16ft (3.09m x 2.79m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge freezer and washing machine, tiling to floor, spotlights, double glazed door to rear.

Bedroom One 10.13ft x 9.83ft (3.08m x 2.99m)

Double glazed patio door to rear, single radiator, built in cupboard, television point.

Bedroom Two 12.09ft x 9.96ft (3.68m x 3.03m)

Double glazed window to front, single radiator.

Bedroom Three 9.79ft x 8.96ft (2.98m x 2.73m)

Double glazed window to front, single radiator, fitted wardrobes.

Bathroom 9.66ft x 7.26ft (2.94m x 2.21m)

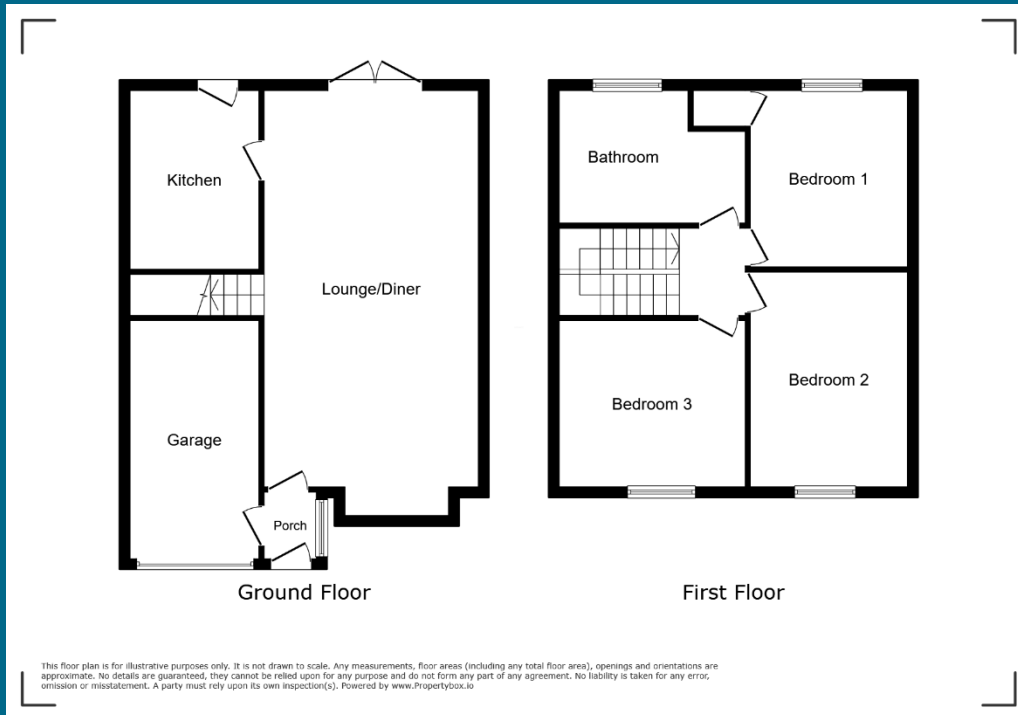
Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls and floor.

External

Front garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, patio area, screen fencing.

Garage

Attached single garage with 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.

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