



Lender Court | Choppington | NE62 5BT

Offers In Excess Of £145,000

This attractive two-bedroom home is an ideal first-time purchase, situated on the highly sought-after Wansbeck Estate with excellent transport links and local amenities close by.

Offered to the market with no upper chain, the property is ready to move straight into. The accommodation briefly comprises an entrance porch leading into a spacious lounge/diner with dual-aspect windows, stairs to the first floor, and access to both the kitchen and rear garden.

To the first floor, there are two double bedrooms and a family bathroom.

Externally, the property benefits from a garage to the front and a private rear garden, providing the perfect space for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the accommodation on offer and avoid disappointment.

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Semi Detached House

No Onward Chain

Two Double Bedrooms

Garage & Gardens

Modern Kitchen

Freehold

Open Plan Lounge/ Diner

EPC: C/ Council Tax:A

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: unknown

Mobile Signal Coverage Blackspot: No

Parking: Garage & communal parking

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: C

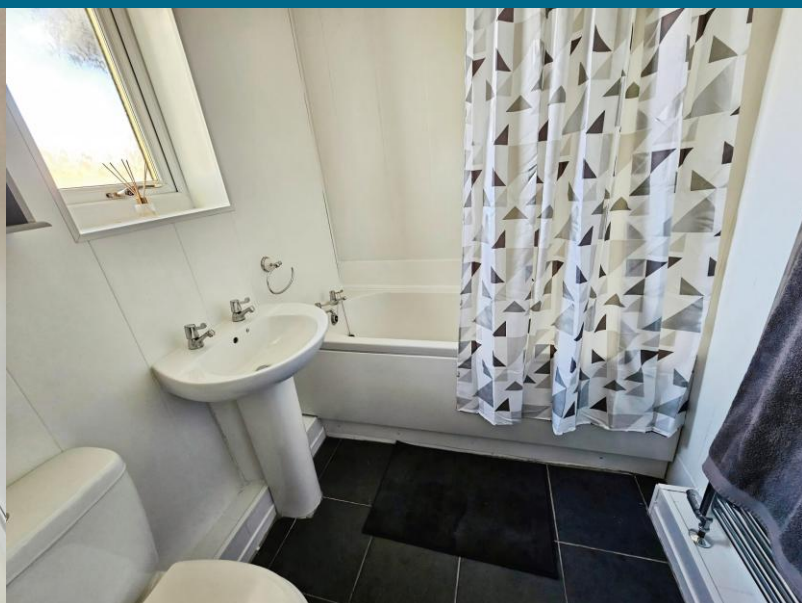
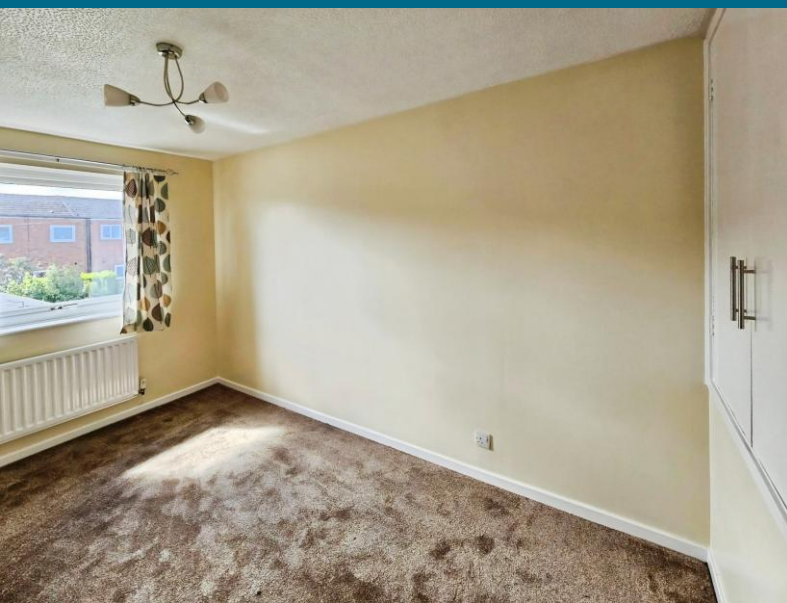
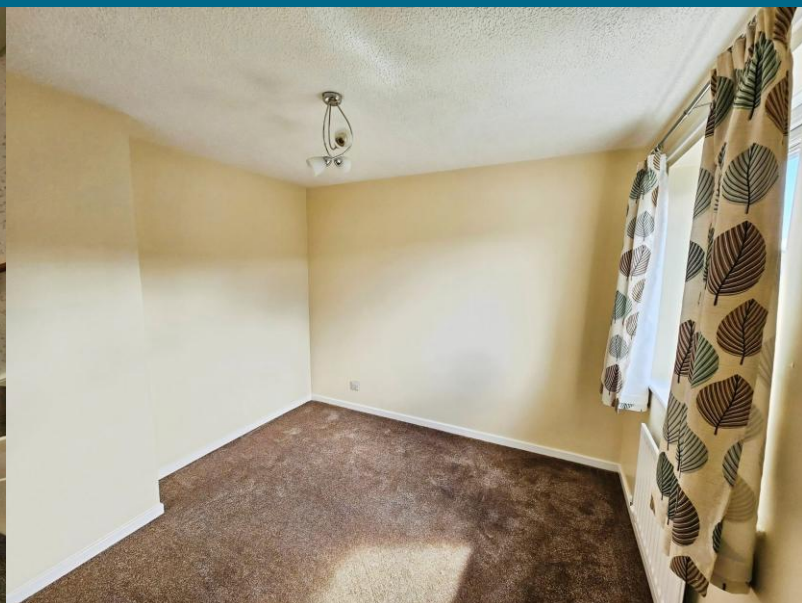
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Entrance Porch

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

Lounge 19.66ft x 15.52ft (5.99m x 4.73m)

Double glazed window to front and rear, two double radiators, electric fire, television point, stairs to first floor.

Kitchen 8.04ft x 7.24ft (2.45m x 2.20m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for cooker, space for fridge, plumbed for washing machine, tiling to floor.

First Floor Landing

Double glazed window to front, built in storage cupboard.

Bedroom One 10.75ft x 9.83ft (3.27m x 2.99m)

Double glazed window to rear, single radiator, loft access.

Bedroom Two 12.57ft x 8.67ft (3.83m x 2.64m)

Double glazed window to rear, single radiator, built in cupboard.

Bathroom 7.60ft x 5.54ft (2.31m x 1.68m)

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

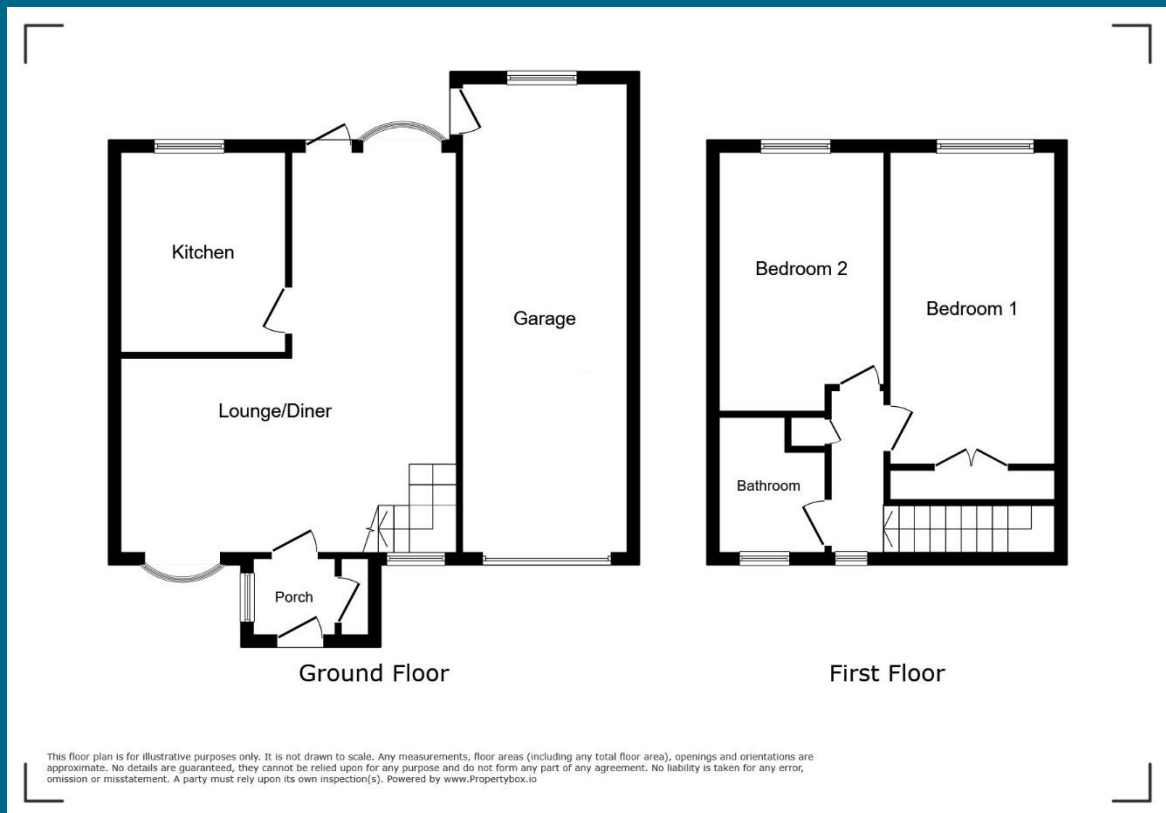
External

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

Garage

Attached single garage with up and over door, power and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

