



Riversdale Avenue | Choppington | NE62 5LE

Offers In Excess Of £25,000

This attractive one-bedroom flat presents an excellent opportunity for first-time buyers or buy-to-let investors alike.

The property offers a bright and airy open-plan lounge and kitchen, with double doors allowing plenty of natural light to flood the living space. The accommodation also comprises a generous double bedroom with fitted wardrobes and an updated bathroom.

Conveniently laid out and ready to move into, this property is sure to appeal to a range of buyers. Early viewing is highly recommended to fully appreciate all that is on offer and to see if this could be the perfect home or investment for you

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First Floor Flat

No Onward Chain

One Bedroom

Ideal First Time Buy/ Investment

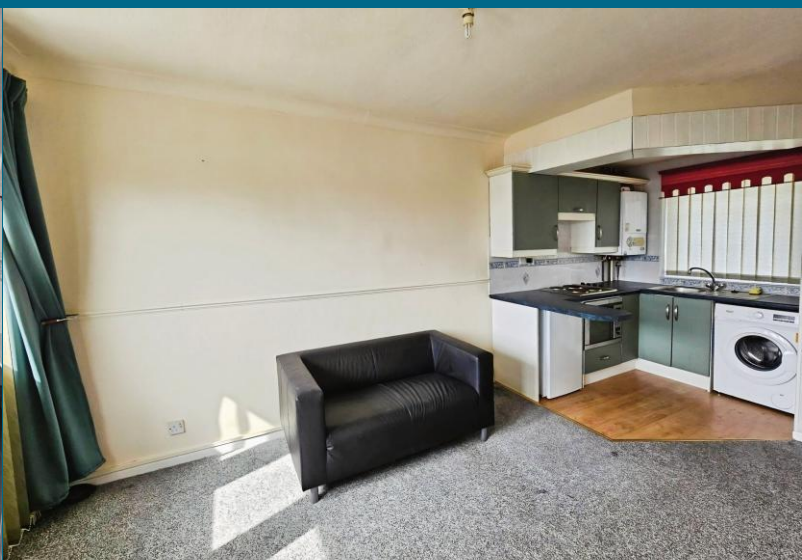
Open Plan Kitchen/ Lounge

Leasehold

Updated Bathroom

EPC:TBC / Council Tax:A

For any more information regarding the property please contact us today



T: 01670 531114

Bedlington@rmsestateagents.co.uk

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Entrance

Via entrance door.

Lounge 10.70ft x 9.22ft (3.26m x 2.81m)

Double glazed window to rear, double radiator, built in storage cupboard, television point. Open plan to:

Kitchen 6.09ft x 6.98ft (1.85m x 2.12m)

Double glazed window to front, fitted with a range of wall, floor and dower unit 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 fridge, plumbed for washing machine laminate flooring, spotlights.

Bedroom One 11.73ft x 7.43ft (3.57m x 2.26m)

Double glazed window to rear, double radiator,

Bathroom 5.80ft x 5.43ft (1.76m x 1.65m)

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

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: No

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 1 December 1989

Ground Rent: £100 per annum

Service Charge: N/a

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.

COUNCIL TAX BAND: A

EPC RATING: TBC

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EPC TBC

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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.

