



Bothal Avenue | Choppington | NE62 5NT

Offers In Excess Of £110,000

Located close to local amenities and excellent transport links, this semi-detached home would make an ideal first-time buyer purchase. Boasting stunning open views to the rear, this property must be viewed to be fully appreciated.

The accommodation briefly comprises a spacious lounge leading into a recently updated breakfasting kitchen, which in turn opens into a generous conservatory. The conservatory provides access to a decked seating area, perfectly positioned to enjoy the attractive open views.

To the first floor, there are two well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from gardens to both the front and rear.

RMS | Rook
Matthews
Sayer



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Semi Detached House

Front & Rear Gardens

Two Bedrooms

Popular Location

Conservatory

Freehold

Ideal First Time Buy

EPC:D / 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: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: allocated parking space & on street 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

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

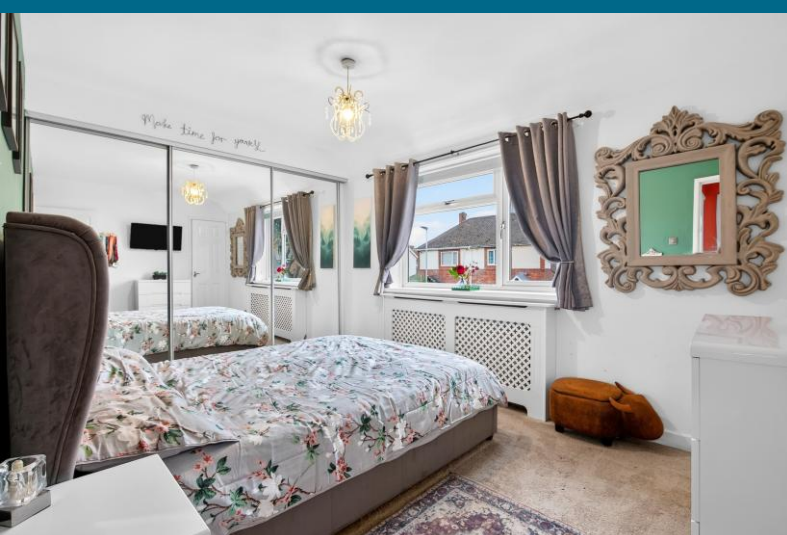
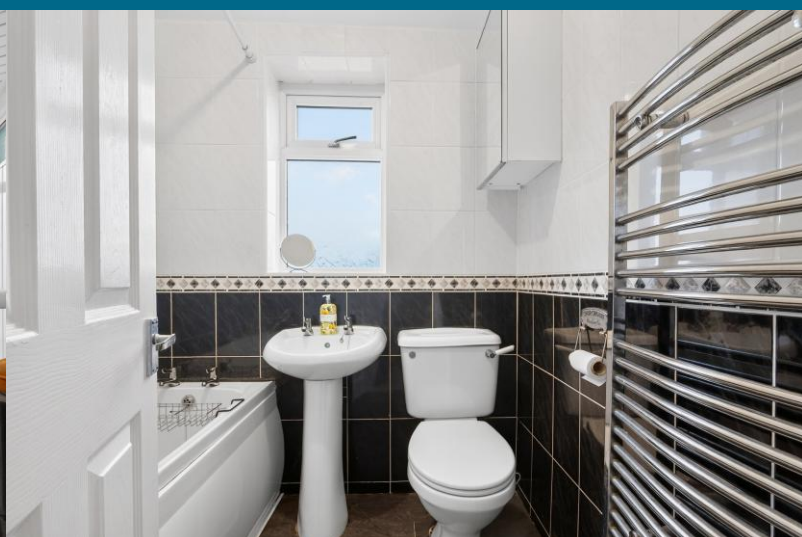
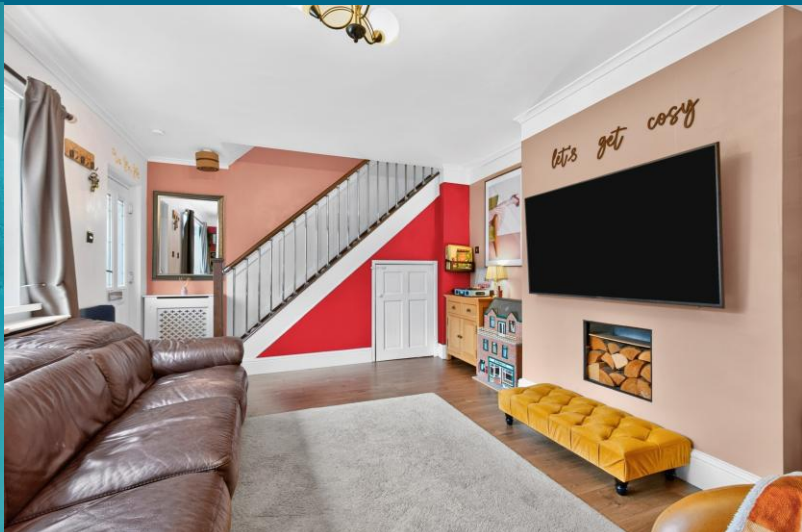
EPC RATING: D

BD009097SB/SJ05.10.2026.v.1

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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing.

Lounge 17'11ft x 12'3ft (5.45m x 3.73m)

Double glazed window to front, built in storage cupboard, television point, coving to ceiling.

Kitchen 17'10ft x 7'8ft (5.43m x 2.34m)

Double glazed patio doors to conservatory, wall mounted single radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, upstands, built in electric fan assisted oven, electric hob, space for fridge, plumbed for dishwasher, laminate flooring, spotlights, breakfast bar.

Sun Room/ Conservatory 16'1ft x 11'3ft (4.91m x 3.44m)

Dwarf wall, double glazed windows, plumbed for washing machine, vinyl flooring.

First Floor Landing

Double glazed window to side, loft access.

Loft

Boarded, pull down ladders, lighting and power.

Bedroom One 17'11ft x 9'0ft (5.45m x 2.75m)

Double glazed window to front, double radiator, fitted wardrobes, built in cupboard, television point.

Bedroom Two 11'6ft x 10'11ft (3.51m x 3.33m)

Double glazed window to rear, double radiator, fitted wardrobes, television point.

Bathroom 6'0ft x 5'5ft (1.83m x 1.64m)

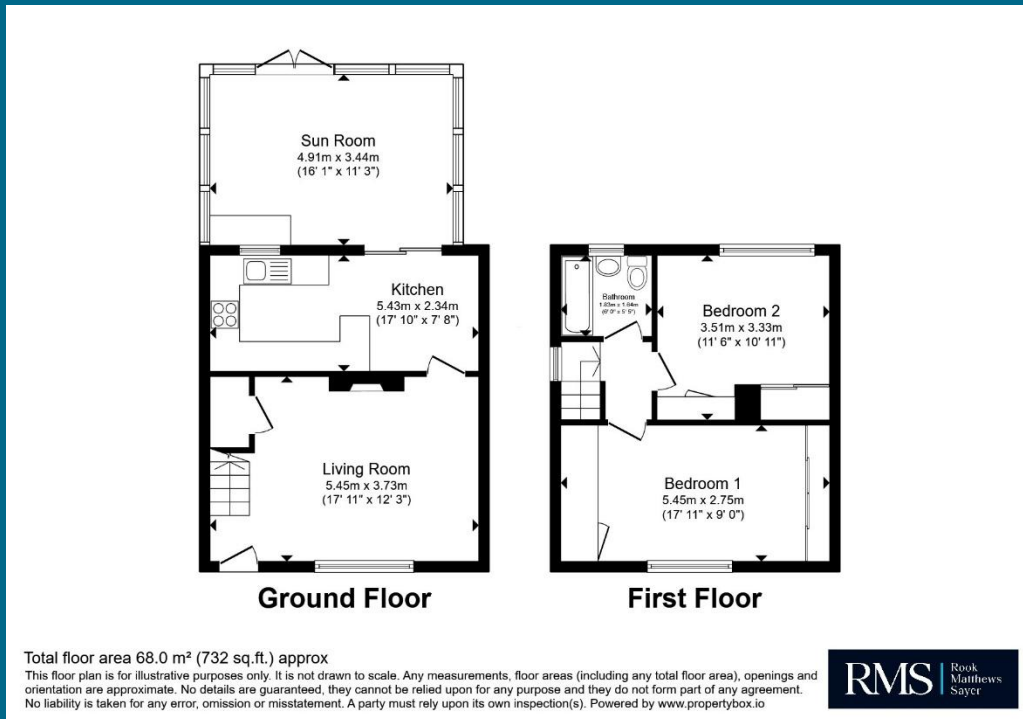
Double glazed window to rear, panelled bath with mains shower over, low level wc, heated towel rail, tiling to walls, laminate flooring.

External

Front Garden laid mainly to lawn.

Rear garden laid mainly to lawn, patio and decking area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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.

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