

Harvest Way | Choppington | NE62 5FB

Offers Over £200,000

Located on the popular Willow Farm Estate in Choppington, this fabulous, ready-to-move-into bungalow is offered for sale with no upper chain. Benefiting from the remainder of the NHBC builder's warranty, this beautifully presented home is ideal for buyers looking for a property they can simply move straight into and enjoy.

The accommodation comprises a spacious open-plan lounge, kitchen and dining area with double doors opening onto the rear garden, two generous double bedrooms, and an updated modern shower room. Externally, the property offers a driveway to the front providing off-street parking, while to the rear there are attractive open views, creating a pleasant and peaceful setting.

Viewing is highly recommended to fully appreciate the standard of accommodation and superb location this lovely home has to offer.

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2 1 1

Semi Detached Bungalow

No upper chain

Two years old

Open plan

Open views to rear

Two double bedrooms

Driveway

Freehold

For any more information regarding the property please contact us today









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Bedlington@rmsestateagents.co.uk

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PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: Laminate flooring, storage cupboard, double radiator.

LOUNGE/DINER (rear) 22'73 x 12'53 (6.92m x 3.81m)
L shaped lounge, kitchen and diner to the rear, French doors, double glazed window, storage cupboard, television point, two double radiators.

KITCHEN: (rear):
Range of wall and base units, stainless steel sink and drainer with mixer tap, upstands, built in electric fan oven with gas hob and extractor fan above, integrated fridge/freezer, washing machine, and dishwasher, laminate flooring, spotlights.

SHOWER ROOM 8'30 X 6'89 (2.52M X 2.10M)
Gorgeous, re-fitted bathroom, walk in double shower, pedestal wash hand basin, low level wc, double glazed window to side, heated towel rail, part tiling to the walls, laminate flooring, built in storage cupboard.

BEDROOM ONE: (front): 12'53 x 9'20 (3.81m x 2.80m)
Double glazed window to front, double radiator.

BEDROOM TWO: (front): 13'71 x 9,03 (4.17m x 2.75m)
Double glazed window to front, fitted wardrobes.

EXTERNALLY:
Small garden to the front with double length driveway leading to access to the rear garden with open view across the fields. Rear garden is laid to lawn with a patio area and garden shed to the side.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband:Fibre
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: B

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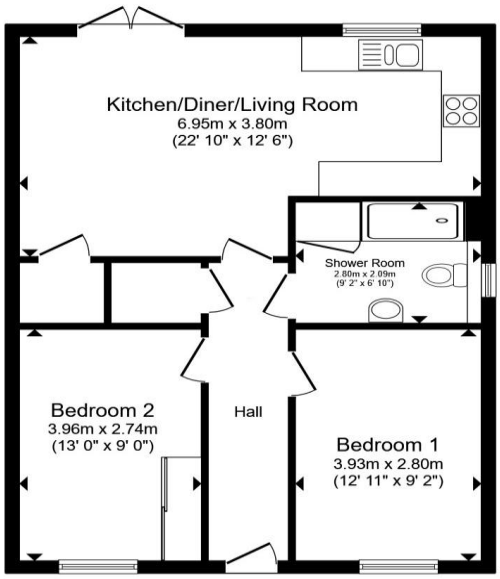
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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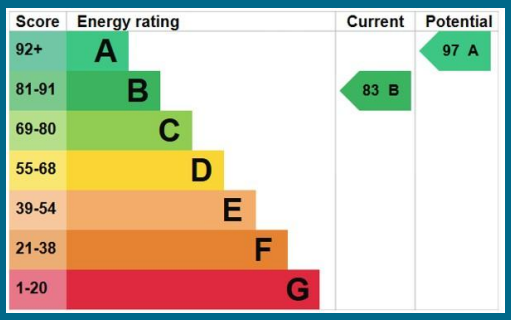


Total floor area 62.9 m² (677 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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FLOORPLAN



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

The Property Ombudsman

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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