



Bothal Avenue Choppington

- Semi Detached House
- Two Bedroom
- No Onward Chain
- Generous garden to rear
- EPC:E/ Council Tax:A/ Freehold

Offers In The Region Of £80,000



01670 531 114
82 Front St, Bedlington, NE22 5UA

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Bothal Avenue

Choppington

Entrance

UPVC entrance door.

Entrance Hallway

stairs to first floor landing, single radiator, storage cupboard.

Lounge 20'00ft x 10'11ft max (6.07m x 3.33m)

Double glazed window to front, double glazed patio doors to rear, single radiator, double radiator, wall mounted electric fire, television point.

Kitchen 7'10ft plus door recess x 8'07ft (2.39m x 2.62m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, stainless steel sink unit and drainer, tiled splash backs, built in fan assisted oven, gas hob, space for fridge.

Utility Room

Double glazed window to front, fitted wall and base units and work surface, stainless steel sink unit with mixer tap, plumbed for washing machine, double radiator, UPVC door to front.

Conservatory

Dwarf wall, double glazed windows, door to garden.

First Floor Landing

Double glazed window to side.

Bedroom One 14'00ft inc wardrobe x 10'04ft inc door recess (4.27m x 3.15m)

Double glazed window to front, double radiator, fitted wardrobes and drawers, built in cupboard, telephone point.

Bedroom Two 9'05ft inc door recess x 10'10ft (2.87m x 3.30m)

Double glazed window to rear, single radiator, television point.

Bathroom

Three-piece white suite comprising of panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to rear, single radiator, part tiling to walls, laminate flooring, cupboard.

External

Low maintenance front garden, bushes and shrubs, walled surrounds. Rear garden, patio area, bushes and shrubs, garden shed.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: none

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Easements, servitudes or wayleaves: Shared access to rear garden

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: E

BD007901CM.SO19.3.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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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.

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