



Fairway Choppington

- Semi Detached House
- Four Bedroom Plus Attic Space
- Two Utility Rooms
- Front & Rear Gardens
- EPC:C/ Council Tax:B/ Freehold

Offers In Excess Of £190,000



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ROOK
MATTHEWS
SAYER

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Fairway

Choppingington

Entrance

Compositive entrance door.

Entrance Hallway

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

Lounge 13.12ft into recess x 14.77ft (3.99m x 4.50m)

Double glazed window to front, double glazed radiator, electric fire with surround inset and hearth, television point.

Kitchen 8.96ft x 10.85ft (2.73m x 3.30m)

Double glazed window to rear, stainless steel sink unit with taps, tiled splash backs, electric fan assisted oven, gas hob, vinyl flooring, door to utility room, open plan to:

Dining Room 10.80ft x 10.62ft (3.29m x 3.23m)

Aluminium patio doors to rear, double radiator, telephone point.

Utility Room 8.50ft x 6.93ft (2.59m x 2.11m)

Fitted with wall and base units and work surfaces, space for fridge/freezer, plumbed for washing machine, laminate flooring, space for dishwasher, door to garage.

Second Utility Room 6.93ft x 11.83ft (2.11m x 3.60m)

Boiler, door to rear.

First Floor Landing

Loft access, built in storage cupboard.

Loft

Boarded, pull down ladders, lighting.

Bedroom One 10.93ft into recess x 14.67ft (3.33m x 4.47m)

Double glazed window to front, single radiator, fitted wardrobes.

Second Shower Room 6.99ft x 4.91ft (2.13m x 1.49m)

Double glazed window to rear, low level wc, pedestal wash hand basin, single radiator, extractor fan, shower cubicle, part tiling to walls, laminate floor.

Bedroom Two 11.74ft x 10.90ft (3.57m x 3.32m)

Double glazed window to rear, single radiator.

Bedroom Three 14.52ft x 7.01ft (4.42m x 2.13m)

Double glazed window to front, single radiator.

Bedroom Four 10.26ft x 8.75ft (3.12m x 2.66m)

Double glazed window to front, single radiator, laminate floor.

Attic Space 13.48ft x 7.01ft (4.10m x 2.13m)

Single radiator, dormer windows to front and rear, fire door.

Bathroom 8.75ft x 8.25ft max (2.66m x 2.51m)

Four-piece coloured suite comprising of; wash hand basin (set in vanity unit), shower cubicle, low level wc, corner bath, double glazed window to rear, extractor fan.

External

Front Garden laid mainly to lawn, low maintenance garden to front, driveway leading to garage. Rear garden laid mainly to lawn, patio area, bushes and shrubs.

Garage 17.93ft x 7.13 (5.46 x 2.17m)

Attached single garage with roller, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: no

Parking: garage and drive

MINING

The property is 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.

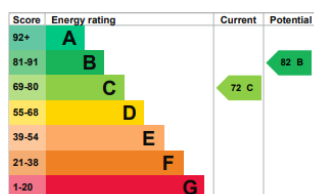
TENURE

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: C

BD007809CM/SO11.6.24.V.1



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