



## Simonside Avenue Choppington

- Semi Detached Bungalow
- Two Bedroom
- Newly Refurbished Throughout
- Multi Car Driveway
- EPC:D/ Council Tax:B/ Freehold

**Offers In The Region Of £200,000**



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# Simonside Avenue

Choppington

## Entrance

UPVC entrance door to side.

## Lounge 12'01ft into alcove x 17'11ft (3.68m x 5.46m)

Double glazed window to front, radiator, wall mounted fire, television point, coving to ceiling.

## Kitchen 12'10ft x 9'03ft (3.91m x 2.82m)

Double glazed window to rear and side, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric induction hob with extractor fan above, integrated fridge, laminate flooring, door to garage.

## Loft

Insulated.

## Bedroom 12'01ft x 13'04ft (3.68m x 4.06m)

Double glazed window to rear, radiator, coving to ceiling.

## Bedroom Two 10'09ft + door recess x 9'00ft (3.28m x 2.74m)

Double glazed window to front, double radiator, coving to ceiling.

## Bathroom 5'08ft x 6'05ft (1.73m x 1.96m)

Three-piece white suite comprising of panelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window to side, single radiator, tiling to walls, tiled flooring, loft access.

## External

Low maintenance front garden, multi car driveway leading to garage. Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, garden shed, bin storage area.

## Garage 8'00ft x 16'04

Full size garage, double glazed door and side panels, plumbed for washing machine, storage, double glazed door to rear garden.

## 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.

## 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: D

BD008067CM/SO.25.5.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**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 relation to this property.

**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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