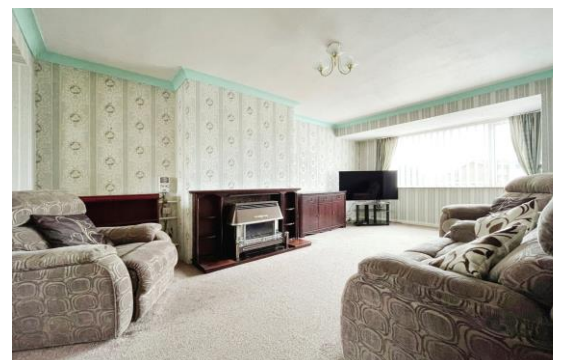




Woodhorn Drive Choppington

- Semi Detached House
- Three Bedroom
- Requires Updating
- Front & Rear Gardens
- EPC:E/ Council Tax:B/ Freehold

Offers In Excess Of £140,000



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

ROOK
MATTHEWS
SAYER

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

Woodhorn Drive

Choppington NE62 5EP

Entrance Porch

UPVC patio door, double glazed window to side.

Entrance Hallway

Stairs to first floor landing, single radiator.

Lounge area 14.31ft x 11.13ft into recess (4.36m x 3.39m)

Double glazed window to front, fire surround with inset and hearth, gas fire, television point.

Dining Area 10.66ft x 8.52ft (3.24m x 2.59m)

Double glazed window to rear, single radiator.

Kitchen/ Utility Room 17.34ft x 10.63ft (5.28m x 3.24m)

Two double glazed windows to the rear, single radiator, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with mixer tap, tiled splash backs, space for cooker and fridge/freezer, plumbed for washing machine and dishwasher, breakfasting bar, double glazed door to the rear.

First Floor Landing

Double glazed window to side, built in storage cupboard housing hot water tank.

Bedroom One 14.17ft into recess x 9.86ft (4.31m x 3.00m)

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

Bedroom Two 11.48ft x 9.82ft (3.49m x 2.99m)

Double glazed window to the rear, single radiator.

Bedroom Three 11.24ft x 7.50ft (3.42m x 2.28m)

Double glazed window to front, single radiator, built in cupboard with Access to loft.

Bathroom 6.64ft x 4.72ft (2.02m x 1.43m)

Double glazed window to the rear, pedestal wash hand basin, shower cubicle (electric shower), heated towel rail.

Separate Wc 5.86ft x 2.47ft (1.78m x 0.75m)

Double glazed window to the side, single radiator, low level wc.

External

Low maintenance front garden, driveway leading to garage, providing multi car parking.

Low maintenance rear garden to the rear, gravelled area.

Garage

Attached single garage with up and over door, power and lighting, three double glazed windows.



PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: cable

Mobile Signal Coverage Blackspot: no

Parking: garage and 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: E

BD008005JY/SO.14.08.24.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 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.

16 Branches across the North-East

