



## Ringway Choppington

- Semi Detached House
- Beautifully Presented Throughout
- Three Bedrooms
- Garage And Driveway
- Two Reception Rooms
- EPC: D/Council tax:B/Freehold

**£ 200,000**

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# Ringway Choppington

It will be easy to walk into this lovely three bedroom semi-detached home located in such a popular area on the Wansbeck Estate, Stakeford and see yourself at home here! Maintained to a good standard, this home truly feels like a comfortable and welcoming property and offers good living space, a really pleasant and private rear garden offering the perfect place to relax in, along with an attractive front aspect featuring multi car parking and a useful garage. The property briefly comprises: bright entrance porch leading to the hallway with useful cupboard space, lounge with double doors to the large dining area featuring French doors to the wonderful garden area, leading to a good sized kitchen with further access to the rear garden. To the first floor there are two double bedrooms and a further spacious third bedroom, cupboard space to the landing and a family bathroom. To the front of the property there is ample parking, garage and stunning resin driveway. The rear garden is bright and open and catches plenty of sunshine. It is mainly laid to lawn with feature flower beds and a useful garden shed. There are two patio areas, both offer a pleasant and perfect place for relaxing at any time of the day. This really is a super home in a great location and will appeal to all kinds of purchasers! We expect demand to be high so call our offices today to arrange your viewing of this super home!

## Entrance Porch

Upvc entrance door, double glazed windows to the front and side.

## Hallway

Stairs to first floor, wood effect laminate flooring, double radiator, two storage cupboards.

## Lounge 17'54ft into recess x 11'26ft into recess (5.31m into recess x 3.40m into recess)

Double glazed window to the front, double radiator, electric fire, television point, coving to ceiling.

## Dining Room 17'70ft x 10'55ft (5.36m x 3.18m)

Double glazed French doors to the rear, double glazed windows to the rear, two double radiators.

## Kitchen 13'98ft x 7'05ft (4.19m x 2.26m)

Double glazed window to the rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer and washing machine, LVT flooring, double glaze ddoor to the rear.

## First Floor Landing

Double glazed window to the side, loft access, built in storage cupboard.

## Loft

Partially boarded, pull down ladders, lighting.

## Bedroom One 13'85ft x 9.88ft into recess (4.17m x 2.95m into recess)

Double glazed window to the front, single radiator.

## Bedroom Two 11.44ft x 9'88ft (3.45m x 2.95m)

Double glazed window to the rear, single radiator.

## Bedroom Three 11.28ft x 7.55ft max ( 3.40m x 2.26m max)

Double glazed window to the front, double radiator, built in cupboard.

## Bathroom 7.55ft x 6.76ft max (2.26m x 2.00m)

Three piece suite in white comprising panelled bath with electric shower over, pedestal wash hand basin, low level wc, spotlights, double radiator, laminate flooring, part cladding to walls, double glazed windows to the side and rear.

## Front Garden

Laid mainly to lawn, walled surrounds, Resin driveway leading to garage.

## Rear Garden

Laid mainly to lawn, patio area, flower beds, water tap, garden shed.

## Garage

Single attached garage, electric door, power and lighting.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

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.

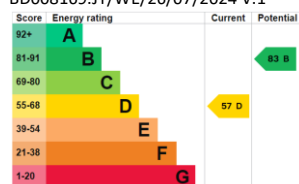
## TENURE

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: D

BD008169.JY/WE/26/07/2024 V.1



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