



Leander Avenue Choppington

- Semi Detached Bungalow
- Two Bedroom
- Garage & Driveway
- Freehold on completion
- EPC:C/ Council Tax:B

£140,000



01670 531 114
82 Front St, Bedlington, NE24 1BW

ROOK
MATTHEWS
SAYER

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

Leander Avenue

Choppington, NE62 5BB

Entrance

UPVC entrance door into kitchen.

Lounge 17.47ft into bay x 11.98ft max into recess (5.28m x 3.65m)

Double glazed bay window to front, double radiator, electric fire with hearth, television point, telephone point, coving to ceiling.

Inner Hallway

Access to lounge, bathroom bedrooms.

Kitchen 11.24ft x 9.26ft (3.42m x 2.82m)

Double glazed window to front and side, fitted with a range of wall, floor and drawer units with co-ordinating straight edge work surfaces, tiled splash backs, space for cooker, space for fridge, laminate flooring, double glazed front door.

Bedroom One 13.1ft x 11.9ft (3.96m x 3.62m)

Double glazed window to rear, double radiator, fitted wardrobes with overhead cupboards, coving to ceiling, telephone point.

Bedroom Two 9.95ft into recess x 9.33ft (3.03m x 2.84m)

Double glazed door to rear, single radiator, fitted wardrobes, coving to ceiling.

Bathroom/Wc 6.68ft x 5.46ft (2.03m x 1.66m)

Three-piece white suite comprising, panelled bath with electric shower over, pedestal wash hand basin, low level wc, single radiator, double glazed window to the side, tiling to walls, tiled flooring, concealed cabinet behind the mirror.

External

Front garden laid mainly to lawn, bushes and shrubs, walled surrounds, driveway leading to garage. Rear garden laid mainly to lawn, patio area, pond, bushes and shrubs,

Garage 25.04ft x 10.28ft max into recess (7.63m x 3.13m)

Attached garage, electric door, power and lighting, plumbed for washing machine, freezer, sink, door and window to the rear.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains gas

Broadband: none

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold.

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 1 March 1961, vendor has advised property will be freehold on completion.

COUNCIL TAX BAND: B

EPC RATING: C

BD008311SO.JY10.01.25.v.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	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.

16 Branches across the North-East

