

Welbeck Road Choppington

- Semi Detached House
- Two Bedroom
- Ideal Investment/ First Time Buy
- No Onward Chain
- EPC:F/Council Tax:A/Freehold

£63,000





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Welbeck Road Choppington, NE62 5PH

Entrance

Entrance via wood door. **Entrance Hallway** Stairs to first floor landing, double radiator. Lounge 14.38ft x 11.88ft (4.38m x 3.62m) Window to the front, gas fire, back boiler, television point. Kitchen 17.78ft x 7.96ft max (5.41m x 2.42m) Two windows to the rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with taps, tiled splash backs, plumbed for washing machine, storage cupboard/pantry, door to utility. . Utility Room 12.47ft x 5.42ft (3.80m x 1.65m) Window to the rear, fitted wall and base units/work surface, space for fridge/freezer, single radiator, wooden door to front, wooden door to rear. **First Floor Landing** Window to side, loft access. Bedroom One 14.48ft x 8.80ft (4.41m x 2.68m) Window to front, built in cupboard.

Bedroom Two 11.22ft x 8.59ft (3.41m x 2.61m) Window to rear, fitted wardrobes, built in cupboard.

Bathroom/Wc 6.30ft x 5.66ft (1.92m x 1.72m)

Three-piece coloured suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, window to the rear, single radiator, laminate flooring. **External**

Driveway to the front, walled surrounds, bushes and shrubs, flower beds. Rear garden, lawned, flower beds, two garden sheds.

PRIMARY SERVICES SUPPLY

Electricity: Unknown Water: Unknown Sewerage: Unknown Heating: Unknown Broadband: Unknown Mobile Signal Coverage Blackspot: Unknown Parking: Driveway

MINING

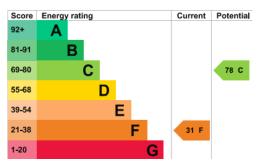
The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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: A EPC RATING: F

BD008129JY/SO06.01.25.V.1



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16 Branches across the North-East



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.

