



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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ROOK
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SAYER

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	31 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

