

# Axbridge Close Choppington

Nicely located with a private garden to the rear and not overlooked to the front, this lovely three bedroom semi-detached property would make a fabulous first time buy or starter home for a growing family. With triple glazed windows (all except conservatory) and gas central heating the accommodation comprises; entrance hallway, modern lounge, open plan kitchen and dining room with French doors to the conservatory, stairs to the first floor landing, three bedrooms all with fitted wardrobes and a family bathroom with large corner bath. Externally there is a generous garden to the rear with patio and lawned areas and rear access to the garage and to the front a lawned garden and multi-car driveway leading to the single attached garage.

Early viewings are strongly advised.

# Offers In The Region Of £180,000





# Axbridge Close Choppington, NE62 5HB

#### **Entrance Porch**

Via composite door, laminate floor, storage cupboard.

## Lounge

Triple glazed window to front, two radiators, television point, telephone point, understairs storage with desk space, coving to ceiling.

**Kitchen/ Dining Room 15'07ft x 10'06ft** (4.57m x 3.04m) Triple glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker, fridge, freezer and dryer.

Plumbed for washing machine, laminate flooring, tiling and laminate flooring, coving to ceiling, double glazed patio doors to:

Conservatory 8'06ft x 5'08ft (2.43m x 1.52m)

Double glazed windows, dwarf wall, double radiator, laminate flooring.

# **First Floor Landing**

Loft access.

#### Loft

Partially boarded, pull down ladders, lighting and shelving.

Bedroom One 8'11ft x 11'00ft (2.43m x 3.35m)

Triple glazed window to front, single radiator, fitted wardrobes and drawers.

**Bedroom Two 10'09ft max x 8'06ft + door recess** (3.04m x 2.43m)

Triple glazed window to rear, single radiator, fitted wardrobes and drawers.

**Bedroom Three 8'01ft x 6'06ft max** (2.43m x 1.82m)

Triple glazed window to front, single radiator, fitted wardrobes and overbed storage, laminate flooring.

Bathroom 7'01ft x 6'05ft (2.13m x 1.82m)

Three piece white suite comprising; corner panelled bath, wash hand basin (set in vanity unit), low level wc, triple glazed window to side, heated towel rail, tiling to walls, laminate flooring, combi boiler.

#### **External**

Front garden laid mainly to lawn, bushes and shrubs, printed concrete driveway leading to garage.

Rear garden laid mainly to lawn, patio area, bushes and shrubs, water tap, access to rear of garage.

#### Garage

Attached single garage, roller shutter door, power and lighting.

# PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Mains Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: garage and driveway

### 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.

#### **RISKS**

Known safety risks at property (asbestos etc...): yes, asbestos present. (Artex on ceilings).

#### **ACCESSIBILITY**

Level access.

#### **TENURE**

# Freehold on completion

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 December 1988

Ground Rent: £50.00 per annum.

Service Charge: None

**COUNCIL TAX BAND:** B **EPC RATING:** C

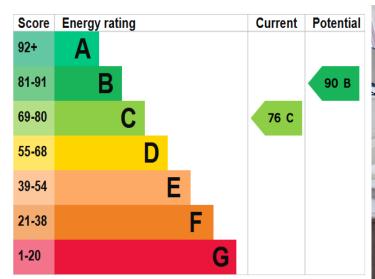
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