



## 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

ROOK  
MATTHEWS  
SAYER

01670 531 114  
82 Front Street, Bedlington, NE22 5UA

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[bedlington@rmsestateagents.co.uk](mailto:bedlington@rmsestateagents.co.uk)

# 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**

BD008371CM/SO10.02.2025.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 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**

