



## Horsley Close Choppington

- Link Detached Bungalow
- Two Bedroom
- Sought after Wansbeck Estate
- Multi car driveway and garage
- EPC:D Council Tax:A

**£160,000**



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# Horsley Close

Choppington NE62 5ER

## Entrance

UPVC entrance door to kitchen.

## Hallway

Double radiator, storage cupboard.

**Lounge 15'00ft x 11'06ft** (4.57m x 3.51m)

Patio doors to conservatory, double radiator, television point, coving to ceiling.

**Kitchen 7'11ft x 8'10ft** (2.41m x 2.69m)

Double glazed window to front, 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, splash backs, extractor fan, space for cooker, plumbed for washing machine, laminate flooring, cladding to walls and ceiling, combi boiler, double glazed patio doors to side.

**Store Room 8'09ft x 4'03ft** (2.67m x 1.22m)

Double glazed window, space for fridge/freezer, laminate flooring, cladding to ceiling.

**Conservatory 9'10ft x 14'08ft** (2.99m x 4.47m)

Double glazed windows, laminate flooring, French doors to garden.

**Bedroom One 11'07ft x 11'09ft** (3.53m x 3.58m)

Double glazed window, single radiator, built in cupboard.

**Bedroom Two 9'01ft max x 14'03ft** (2.77m x 4.34m)

Double glazed window, double radiator, fire place.

**Shower Room 5'06ft x 6'04ft** (1.68m x 1.93m)

Three-piece white suite comprising of shower cubicle with mains shower, double glazed window, wash hand basin (set in vanity unit), low level wc, single radiator, cladding to walls.

## External

Front and side gardens laid mainly to lawn, multi car driveway leading to garage.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: 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.

## 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: A**

.BD008324CM/SO18.12.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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**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.

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