



Leander Avenue Choppington NE62 5AX

Chain free and situated within Leander Avenue on the ever desirable Wansbeck Estate, this good sized three bed semi-detached home is perfect for those looking for a good sized garden and well proportioned bedrooms. Local shops, school and amenities are on your doorstep and the Wansbeck Estate sits perfectly positioned for great road links to all local towns in the surrounding area.

The property benefits from a large porch which leads into the hallway area complete with a storage cupboard and stairs to the first floor. The reception room is a good sized lounge/dining space and this leads to both a conservatory and the kitchen/utility area. The kitchen/utility looks out over the rear of the property and has access to the outside space and to the integral garage.

To the first floor, the master bedroom benefits from fitted wardrobes, Bedroom Two overlooks the rear and is double in size, whilst Bedroom three is an excellent sized single room of slightly larger proportions. The family bathroom has both a bath and separate shower cubicle and the landing area has a bright aspect.

To the front of the home, you will find off road parking for multiple vehicles and the rear offers an enclosed space that feels private and offers a slightly larger plot than average on this estate.

Please call our Bedlington Branch to book your viewing on this property.

Offers In The Region Of £190,000

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Leander Avenue, Choppington NE62 5AX

Entrance Porch 7.41ft x 3.55ft (2.25m x 1.08m)

Via composite door, double glazed windows, double glazed door, vinyl floor.

Entrance Hallway 12.90ft x 6.58ft (3.93m x 1.99m)

Stairs to first floor landing, double radiator, storage cupboard.

Lounge 12.37ft x 13.11ft (3.77m x 3.99m)

Double glazed window to front, double radiator, single radiator, television point.

Kitchen 9.28ft x 8.09ft max (2.82m x 2.46m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit with mixer tap, tiled splash backs, electric hob with extractor fan above, integrated dishwasher, laminate flooring, open plan leading to:

Utility Room

Double glazed window to rear, fitted with wall and base units and work surface, plumbed for washing machine, double radiator, laminate flooring, fitted oven and microwave, door to garage.

Conservatory

Double glazed windows, dwarf wall.

First Floor Landing

Double glazed window to side, loft access.

Loft

Boarded, ladder and lighting.

Bedroom One 12.71ft x 9.55ft + Wardrobes (3.87m x 2.91m)

Double glazed window to front, single radiator, fitted wardrobes, television point.

Bedroom Two 11.65ft max into recess x 8.74ft (3.55m x 2.66m)

Double glazed windows to rear, single radiator.

Bedroom Three 8.07ft x 8.39ft (2.45m x 2.55m)

Double glazed window to front, single radiator.

Bathroom 9.08ft x 5.47ft (2.76m x 1.66m)

Four piece white suite comprising of; panelled bath, wash hand basin (set in vanity unit), shower cubicle (electric shower), low level wc, double glazed window to rear, heated towel rail, tiled walls, laminate flooring, extractor fan.

External

To the front, block paved driveway leading to garage, graveled area. Rear garden laid mainly to lawn.

Garage

Single attached garage, electric door, power and lighting, water tap.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage & 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: B

EPC RATING: C

BD008357JY/SO.03.2.25.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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.

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