



## Lesbury Avenue Choppington

- Spacious Semi-Detached House
- Four Bedroom
- South West Facing Garden
- No Onward Chain
- EPC:C/ Council Tax:B/ Freehold

**£200,000**



01670 531 114  
82 Front St, Bedlington, NE24 1BW

ROOK  
MATTHEWS  
SAYER

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

# Lesbury Avenue

Choppington, NE62 5YD

**Entrance Porch 6.66ft x 5.74ft** (2.02m x 1.74m)

Via UPVC entrance door, double glazed windows, vinyl floor, double glazed door to:

## Hallway

Laminate flooring, two storage cupboards.

**Extended Lounge/ Diner 31.70ft x 11.54ft max** (9.66m x 3.51m)

Double glazed window to front and rear, double radiator, single radiator, attractive feature electric fire.

**Kitchen 10.64ft x 8.91ft** (3.24m x 2.71m)

Double glazed window to the rear, fitted with a range if wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with mixer tap, tiled splash backs, space for cooker, space for fridge.

**Utility Room 8.24ft x 9.49ft** (2.51m x 2.89m)

Door to garage, space for fridge/freezer, plumbed for washing machine and dishwasher,

## First Floor Landing

Loft access, pull down ladder, part boarded.

**Bedroom One 22.83ft x 8.30ft** (6.95m x 2.52m)

Double glazed window to the front and rear, two single radiators.

**Bedroom Two 11.43ft x 8.04ft + fitted wardrobe** (3.49m x 2.45m)

Double glazed window to the front, fitted wardrobes, single radiator.

**Bedroom Three 11.48ft x 11.54ft into door recess** (3.49m x 3.51m)

Double glazed window to the rear, single radiator, built in cupboard housing boiler.

**Bedroom Four 7.70ft x 8.56ft** (2.34m x 2.60m)

Double glazed window to the front, single radiator.

**Bathroom 8.72ft x 6.06ft** (2.65m x 1.84m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin and low level wc (set in vanity unit), spotlights, double glazed window to the rear, heated towel rail, part cladding to walls, cladding to ceiling.

## External

To the front, driveway leading to garage, laid to lawn, bushes and shrubs. Rear garden laid to lawn, patio area, bushes and shrubs.

## Garage

Attached single garage with up and over 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 & 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.

## ACCESSIBILITY

This property has level access.

## 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

BD008345JY/SO27/1/25.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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

