



Stable Road Willow Farm, Choppington

Immaculate two bedroom property, nicely located on the recently developed Willow farm estate in Choppington. This perfectly presented and ready to move into, two bedroom property is close to good road and transport links and comprises briefly: entrance hallway, modern fitted kitchen with integral appliances, downstairs w.c, lounge with French doors to rear garden, stairs to the first floor landing, two double bedrooms and a bathroom. Externally there is an enclosed garden to the rear with lawn and patio area and a multi-car driveway to the front for off street parking. Early viewings are strongly advised.



Offers In Excess Of £150,000

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Stable Road

Willow Farm, Choppington NE62 5FA

Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Downstairs Wc

Low level wc, wash hand basin, extractor fan, vinyl flooring, part tiling to walls, single radiator.

Lounge 10'01ft x 13'07ft (3.04m x 3.96m)

French doors, radiator, television point.

Kitchen/ Dining Room 14'08ft x 8'04ft (4.26m x 2.43m)

Double glazed window to front, 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, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, freezer and washing machine, vinyl floor, spotlights.

Bedroom One 9'05ft x 13'08ft max (2.74m x 3.96m)

Double glazed window to rear, radiator.

Bedroom Two 8'01ft x 13'07ft max (2.43m x 3.98m)

Two double glazed window to front, radiator, built in cupboard.

Bathroom 6'11ft x 5'06ft (1.82m x 1.52m)

Three piece white suite comprising of; panelled bath with mixer shower over, wash hand basin, low level wc, spotlights, heated towel rail, part tiling to walls, tiled flooring, extractor fan.

External

Double driveway to front. Rear garden laid mainly to lawn, patio area, side access.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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.

National House Building (NHBC) or similar – 8 years remaining

Any major development proposed in immediate locality? Yes

ACCESSIBILITY

Suitable for wheelchair users, level access, wide doorways.

TENURE

Managed 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: B

BD008365CM/SO18.2.25.v.1

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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