



## Walton Drive Choppington

- Semi Detached House
- Two Double Bedroom
- Popular Location
- Lounge/Diner
- EPC:D/Council Tax:A/ Freehold

**£95,000**



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# Walton Drive

Choppington, NE62 5EG

## Entrance Porch 5.73ft x 4.21ft (1.74m x 1.28m)

Via UPVC entrance door, double glazed windows, tiled flooring.

## Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator, storage cupboard, double glazed window to the side.

## Lounge/ Diner 19.95ft x 17.36ft L Shape (6.08m x 5.29m)

Two double glazed windows to the rear, double glazed window to front, built in storage cupboard, television point, laminate flooring.

## Kitchen 10.43ft x 9.76ft (3.17m x 2.97m)

Double glazed window to the front, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, attractive tiled walls, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, plumbed for washing machine, laminate flooring, double glazed window.

## First Floro Landing

Double glazed window to the side, loft access, built in storage cupboard.

## Bedroom One 10.86ft into recess x 9.82ft (3.31m x 2.99m)

Double glazed window to the rear, single radiator, fitted wardrobes, fitted unit and drawers.

## Bedroom Two 14.06ft into recess x 8.78ft (4.28m x 2.67m)

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

## Bathroom 7.16ft x 5.45ft (2.18m x 1.66m)

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

## External

Low maintenance front garden, flower beds, artificial lawn, walled surrounds, driveway.

Low maintenance tiered rear garden.



## 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.

## AGENTS NOTE

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

## ACCESSIBILITY

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: A

EPC RATING: D

BD008343JY/SO27.1.25.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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

