



Fairway Choppington

Deceptively spacious and not overlooked, this two bedroom semi-detached property is a must view for those looking for a starter home on the always sought after Wansbeck Estate, Choppington. Benefiting from two reception rooms and good size bedrooms the property really is a rare find. Comprising briefly; entrance hallway, lounge, galley style kitchen, dining room, stairs to the first floor landing, two bedrooms and a family bathroom. Externally there are lawned gardens to the front and rear and a two car driveway for off street parking.



Offers In The Region Of £140,000

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Fairway

Choppington, NE62 5LH

Entrance

UPVC entrance door.

Entrance Hallway

Laminate flooring, storage cupboard, telephone point.

Lounge 13'10ft x 15'05ft max (4.22m x 4.70m)

Double glazed window to front and side, two single radiators, electric fire, television point, telephone point, coving to ceiling.

Dining room 11'00ft x 9'03ft (3.35m x 2.82m)

Double glazed window to rear, double radiator, dado rail.

Kitchen 14'09ft max x 7'09ft (4.50m x 2.36m)

Two double glazed windows, double radiator, fitted with a range of wall, floor and drawer units and co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, fridge and freezer, plumbed for washing machine and dishwasher, laminate flooring, double glazed door to the rear.

Bedroom One 15'05ft x 10'08ft (4.70m x 3.25m)

Double glazed window to front and side, double radiator.

Bedroom Two 7'09ft x 12'06ft (2.36m x 3.81m)

Double glazed window to front, single radiator, built in cupboard, television point.

Bathroom 5'06ft x 7'05ft (1.68m x 2.26m)

Three piece white suite comprising; panelled bath with mains shower over, pedestal wash hand basin, low level wc., heated towel rail, two double glazed windows, loft access, tiling to walls, vinyl flooring.

External

Rear garden laid mainly to lawn, patio area, eater tap, garden shed, electric socket.

Garage- Storage Area

Attached single garage with up and over door, power and lighting, space for dryer, combi boiler (Serviced regularly).

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.

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

BD008420CM/SO.03.03.25.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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