



## 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/ Dining Area** 20.54ft x 13.11ft (6.26m 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		







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