



## 2 bed semi-detached house to buy in NE62

Eastgate, Scotland Gate, Choppington, Northumberland, NE62 5SB

**£100,000** Offers Over

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Offered With No Chain
- ✓ Semi Detached
- ✓ Two Double Bedrooms
- ✓ Front And Rear Gardens
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Offered with NO FURTHER CHAIN INVOLVED, is this recently refurbished semi-detached home which benefits from not being overlooked to the front nor the rear. As well as being well positioned, the rear garden garden is lengthy and boasts a brilliant Southerly aspect with lovely 'big skies'.

On the approach to the property, there is a private lawned garden with a driveway alongside. Once inside you are welcomed by an open-plan modern kitchen, a staircase leads you to the first floor accommodation. The living room is situated at the rear and it provides a huge degree of privacy; French doors allow the inside in, it's wonderful!

On the upper level there are two double bedrooms, the main bedroom is a particularly good size with storage. The white modern bathroom completes the upper level accommodation.

As well as being recently refurbished, the property has just had a new full roof replacement (the vendors have informed us this comes with a 10 year warranty) The central heating system was upgraded in 2024 and this too is still under warranty.

A super starter home or down-size purchase!

There is an attractive sized park located to the front of the building and there are countryside walks and amenities within close proximity.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £100,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Asphalt shingles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room

3.93m x 3.90m (12'10" x 12'9")

Located at the rear of the building with a brilliant Southerly aspect which has an uninterrupted outlook, offering a huge degree of privacy. French doors open out and allow the natural light to flood in. Laminate flooring and fitted radiators. Access into a useful utility room/storage.



## Another Living Room Image



## Kitchen

4.94m x 2.18m (16'2" x 7'1")

Spanning the width of the building and located to the front. Fitted with a modern and tasteful range of wall and base units with complementing preparation surfaces. Sink unit with taps and drainer board, space for fridge/freezer and cooker. Double glazed window to the front, staircase leading to the first floor accommodation, central heating radiator and double glazed door.



## Kitchen Image



## Utility Room

3.35m x 0.91m (10'11" x 2'11")

Utility room accessed via the lounge. A useful space with plumbing for a washing machine and offering ample storage.



## Bedroom One

4.25m x 2.72m (13'11" x 8'11")

A generous sized master bedroom located towards the front of the property. Tasteful flooring, fitted radiators and two double glazed windows. This room has a pleasant outlook overlooking the play park.



## Bedroom Two

3.43m x 2.99m (11'3" x 9'9")

Another respectable sized bedroom, located to the rear of the property. Once again, there is a lovely outlook which boasts a Southerly aspect and has uninterrupted views.

Double glazed window and central heating radiator.



## Bathroom

2.41m x 1.87m (7'10" x 6'1")

Located on the first floor to the rear. The suite is modern and white, comprising: bath with shower over, low level WC and wash hand basin. The wall and floor coverings complement the suite nicely and there is a central heating radiator and double glazed window to the rear.



## Outside

There are gardens to both the front and rear of the property and both have pleasant outlooks. The rear garden is particularly nice, it is laid to lawn with a fenced perimeter and offers a great degree of privacy with its 'big skies' and uninterrupted views.



## Another Outside Image




## Another Image



## Front Outlook





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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