



### 3 bed terraced house to buy in

East Terrace, Choppington,  
Northumberland, NE62 5UJ

# £120,000

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Terraced Three Bedroom House
- ✓ Spacious Kitchen/Diner
- ✓ Upgraded Bathroom
- ✓ Beautifully Presented
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*LARGER STYLE TERRACED HOUSE - THREE BEDROOMS - BEAUTIFULLY PRESENTED - SPACIOUS KITCHEN/DINER - RECENTLY UPGRADED BATHROOM & BOILER - OPEN VIEWS TO FRONT - ENCLOSED YARD WITH SHED - PERFECT FIRST TIME BUY - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this lovely three bedroom mid terrace house located on East Terrace in Choppington. The street is nicely tucked away with lovely open aspect panoramic views to the front. Local amenities are close by and nearby road and bus routes give easy access into neighbouring towns Morpeth and Ashington. As well as nice outlooks there are pleasant walks which lead to the Wansbeck riverside.

This much loved and beautifully presented home has been much improved by the current owners and benefits from Upvc double glazing and combi gas central heating.

Briefly comprising; entrance hallway, lounge, kitchen/diner, rear hallway and ground floor bathroom. To the first floor the generous master bedroom with fitted wardrobes, double bedroom two and a single bedroom.

Externally to the front an enclosed garden area with composite decking and gate for access. To the rear an enclosed west facing walled yard with timber shed and gated access.

As we anticipate a high level of interest, early viewings are essential to avoid disappointment. Please contact our Ashington Team to book your appointment.

Council Tax Band: A

Tenure: Freehold

Price: Must Be Viewed £120,000

Property Type: Terraced House

Parking: On Street, Rear

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Front External



## Front Garden

Fenced garden area with composite decking for low maintenance.



## Entrance Hallway

Via main access door to front, stairs to the first floor, radiator.



## Lounge

4.14m x 3.91m (13'6" x 12'9")

Window to front with fitted white venetian blinds, open fireplace set into the chimney breast with freestanding flame effect electric fire, wall mounted TV point, radiator.



## Lounge Additional



## Kitchen/Diner

5.23m x 3.87m (17'1" x 12'8")

Window to rear with fitted roller blind and spotlights above. A spacious kitchen/diner fitted with a range of neutral wall, floor and drawer units with brushed steel handles, underlighting, wood effect roll edge worktops and matching trims, integrated five burner gas hob and electric oven with brushed steel and curved glass extractor above, one and a half white ceramic sink and drainer with mixer shower tap, plumbing for washing machine, built in purpose built storage cupboards into the chimney breast, large understair storage cupboard, wood flooring, radiator.



## Kitchen/Diner Additional



## Kitchen/Diner Additional (2)



## Rear Hallway

Stable access door into the rear yard, wood flooring, radiator.



## Bathroom

2.46m x 1.96m (8'0" x 6'5")

Frosted window to side. A recently upgraded bathroom suite fitted with a walk in shower cubicle with white tray, black dual head rainfall shower and glass screen doors, white panelled bath with black waterfall mixer tap, wash hand basin and w.c set in a white vanity unit with black fittings and storage, mirrored wall mounted vanity unit, fully tiled walls, spotlights to ceiling, LVT flooring, black heated towel rail.



## Bathroom Additional



## First Floor Landing

Loft access hatch to ceiling. The loft space is part boarded with light and drop down ladder. The Baxi gas combi boiler is also fitted into the loft.



## Bedroom One

4.18m x 3.95m (13'8" x 12'11")

Window to front with fitted vertical blinds and perfect fit blackout blinds, double fitted sliding mirrored door wardrobes, radiator. Additional freestanding four door wardrobes can be included upon request.



## Bedroom One Additional



## Bedroom Two

4.08m x 2.96m (13'4" x 9'8")

Window to rear with fitted vertical blinds, radiator. Freestanding wardrobe can be included upon request.



## Bedroom Two Additional



## Bedroom Three

2.95m x 2.11m (9'8" x 6'11")

Window to rear with fitted vertical blinds and perfect fit blackout blinds, radiator.



## Bedroom Three Additional



## Rear Yard

Enclosed yard with gated access. Timber shed with armoured cable providing light and power points.  
West facing providing a sun trap for relaxing.



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## Rear Elevation

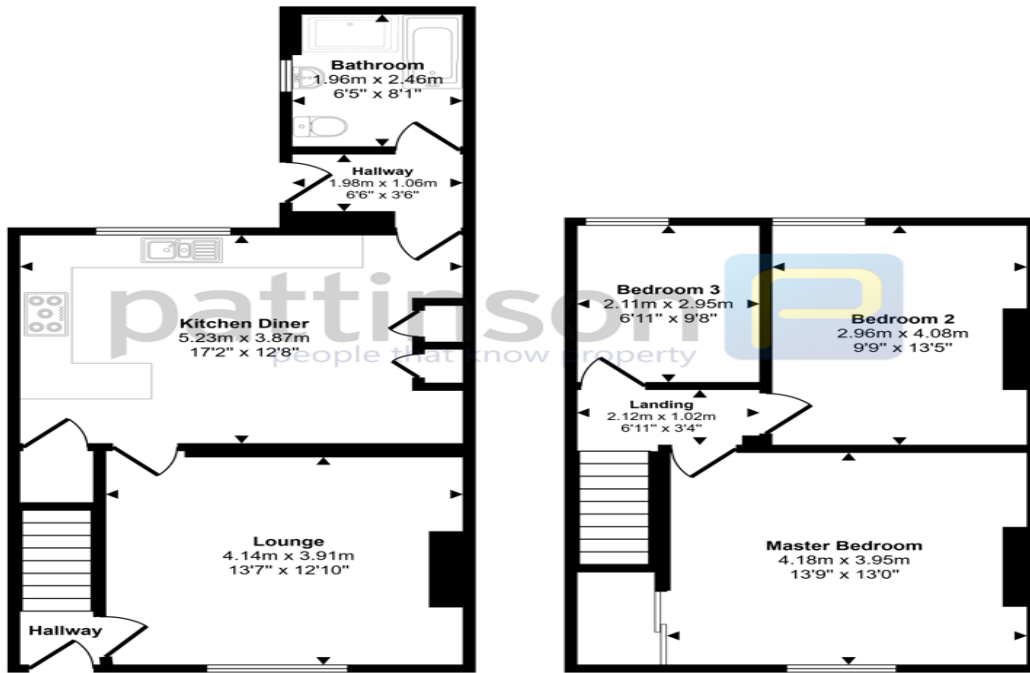


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## Front Views



Approx Gross Internal Area  
92 sq m / 993 sq ft



Ground Floor  
Approx 49 sq m / 532 sq ft

First Floor  
Approx 43 sq m / 461 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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