



2 bed terraced house to buy in

Office Houses, Bomarsund, Choppington,
Northumberland, NE62 5UW

£95,000 Offers Over

 x2  x1  x2

Tenure

Freehold

Off Street parking

Property features

- ✓ Terraced House
- ✓ Two Double Bedrooms
- ✓ Two Receptions
- ✓ Well Presented Throughout
- ✓ EPC Rating D

Key Information

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

Description

TERRACED HOUSE - TWO DOUBLE BEDROOMS - TWO RECEPTIONS - MODERN BATHROOM - WELL PRESENTED - YARD TO REAR - PERFECT FIRST TIME BUY - NO UPPER CHAIN - VIEW NOW

Pattinson Estate Agents welcome to the sales market this two bedroom terraced house situated on Office Houses in Bomarsund, Choppington. A terrace of just three houses with open views to the front and rear which is ideally situated for access to local schools, shops, amenities and travel links.

Warmed by electric storage heating and with Upvc double glazing throughout this is an ideal investment or first time buy. Sold with no upper chain, early viewings are essential.

Briefly comprising; entrance hallway, lounge, dining room and kitchen. To the first floor two double bedrooms and bathroom. Externally to the front a small town garden with gated access. To the rear an enclosed yard with outbuildings for storage. Further to the rear there is a small area of land suitable for off street parking.

There is a garden/woodland area at the rear which has an open peppercorn rent and can be used openly by the proprietor.

To arrange your viewing, please contact our Ashington Team.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £95,000

Property Type: Terraced House

Parking: Off Street, Rear

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

Entrance Hallway

Via main access door to the front. Stairs to the first floor with large understair storage cupboard, wood effect flooring, wall mounted electric radiator.



Entrance Hallway Additional



Lounge

3.90m x 3.10m (12'9" x 10'2")

Bow bay window to the front with fitted vertical blinds, wall mounted TV point, grey wood effect flooring.



Lounge Additional



Dining Room

5.08m x 3.92m (16'8" x 12'10")

Open archway into the kitchen, double doors opening into the lounge, wall mounted electric radiator.



Dining Room Additional



Kitchen

5.11m x 1.84m (16'9" x 6'0")

Two windows to the rear with fitted vertical blinds, skylight to the ceiling, secure access door into the rear yard. A range of grey wall, floor and drawer units with white marbled roll edge worktops and tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven and hob, space for underbench fridge and freezer, plumbing for washing machine, vinyl flooring, wall mounted electric radiator.



Kitchen Additional



First Floor Landing

Loft access hatch to the ceiling.



Bedroom One

4.13m x 3.99m (13'6" x 13'1")

Window to the front with fitted vertical blinds, large built in storage cupboard, grey wood effect flooring, wall mounted electric radiator.



Bedroom One Additional



Bedroom Two

3.96m x 2.86m (12'11" x 9'4")

Window to the rear with fitted rollerblind, grey wood effect flooring, wall mounted electric radiator.



Bedroom Two Additional



Bathroom

2.94m x 2.13m (9'7" x 6'11")

Frosted window to the rear with fitted vertical blinds. Fitted with a three piece white suite comprising bath with black mixer tap and electric shower over, wash hand basin with black mixer tap and push flush w.c. Built in double cupboard with overhead storage, fully tiled walls, vinyl flooring.



Rear Yard



Rear Elevation



Rear View



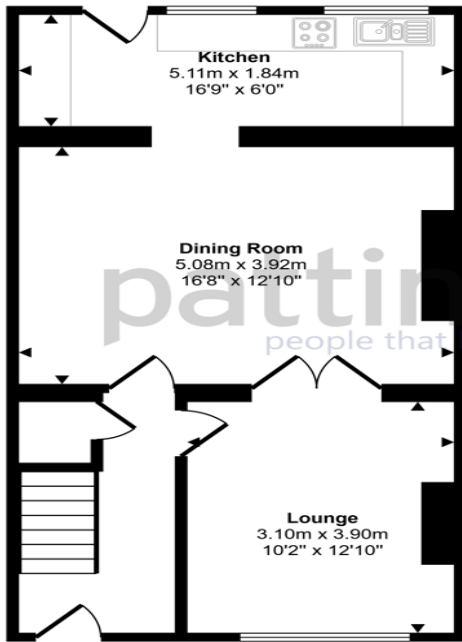
Front Garden



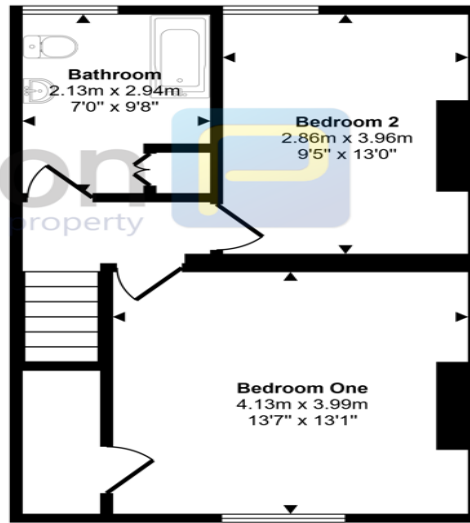
Front Elevation



Approx Gross Internal Area
95 sq m / 1020 sq ft



Ground Floor
Approx 52 sq m / 562 sq ft



First Floor
Approx 43 sq m / 458 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		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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