



pattinson 

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

Ridgeway, Stakeford, Choppington, Northumberland, NE62 5XX

# £169,950

 x3  x1  x2

Tenure

**Freehold**

## Property features

- ✓ Semi Detached House
- ✓ Three Bedrooms
- ✓ Corner Plot
- ✓ Detached Garage & Driveway
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

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

## Description

\*\*\*SEMI DETACHED HOUSE - CORNER PLOT - THREE BEDROOMS - TWO RECEPTIONS - UTILITY - GARAGE - DRIVEWAY - GARDENS - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this three bedroom semi detached house situated on Ridgeway within the popular Wansbeck Estate in Choppington, Northumberland. Ideally placed for access to local shops and amenities and just a short drive into nearby towns Ashington and Morpeth.

This well maintained family home is warmed via gas central heating (combi boiler), has a smart meter, and benefits from Upvc double glazing throughout. Sitting on a corner plot with gardens to the front, rear and side.

Sold with no upper chain, we anticipate a high level of interest and early viewings are highly recommended.

Briefly comprising; entrance hallway, lounge, dining room, kitchen and separate utility room. To the first floor three bedrooms and family bathroom. The loft space is part boarded with drop down ladder. Externally there is a block paved driveway leading to single detached garage. Lawned gardens to the front and side and a low maintenance garden area with shed to the rear.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: B

Tenure: Freehold

Price: £169,950

Property Type: Semi-detached house

Parking: Driveway & Garage

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

## Entrance Hallway

Via main access door with frosted window panel to the side, two small frosted windows to the front, stairs to first floor, understair storage cupboard, radiator.



## Entrance Hallway Additional



## Lounge

4.24m x 4.53m (13'10" x 14'10")

Window to the front elevation with fitted vertical blinds, fireplace and hearth with electric fire insert, open aspect into the dining room.



## Lounge Additional



## Dining Room

2.86m x 2.53m (9'4" x 8'3")

Window to the rear elevation with fitted vertical blinds, radiator.



## Dining Room Additional



## Kitchen

3.27m x 2.58m (10'8" x 8'5")

Window to the rear elevation with fitted vertical blinds. A range of white base and drawer units with laminate worktops and tiled splashbacks, stainless steel sink and drainer, underbench fridge, radiator.



## Kitchen Additional



## Utility

2.16m x 2.04m (7'1" x 6'8")

Access door into the rear garden, window to the side elevation with fitted vertical blinds. Fitted white wall units, electric cooker, washing machine, tumble dryer, underbench freezer, part tiled walls.



## First Floor Landing

Frosted window to the side elevation. Built in storage cupboard housing Baxi gas central heating boiler, loft access hatch to ceiling with drop down laddered. The loft space is partially boarded and has a light.



## Master Bedroom

3.39m x 3.63m (11'1" x 11'10")

Window to the front elevation with fitted vertical blinds. Full length fitted wardrobes and drawers, radiator.



## Master Bedroom Additional



## Bedroom Two

3.47m x 2.79m (11'4" x 9'1")

Window to the rear elevation with fitted blinds. Fitted wardrobes, drawers and overhead storage, radiator.



## Bedroom Two Additional



## Bedroom Three

2.76m x 2.63m (9'0" x 8'7")

Window to the front elevation with fitted blind, radiator. Currently used as a study.



## Bathroom

2.69m x 1.62m (8'9" x 5'3")

Two frosted windows to the rear elevation. P shaped bath with chrome shower over and curved glass screen door, wash hand basin and w.c set in a white vanity unit with chrome fittings, chrome heated towel rail, fully tiled walls, vinyl flooring.



## Bathroom Additional



## Garage & Driveway

Block paved driveway leading to the single detached garage with electric roller door, light and power points.



## Side Garden



## Side Elevation



## Rear Garden

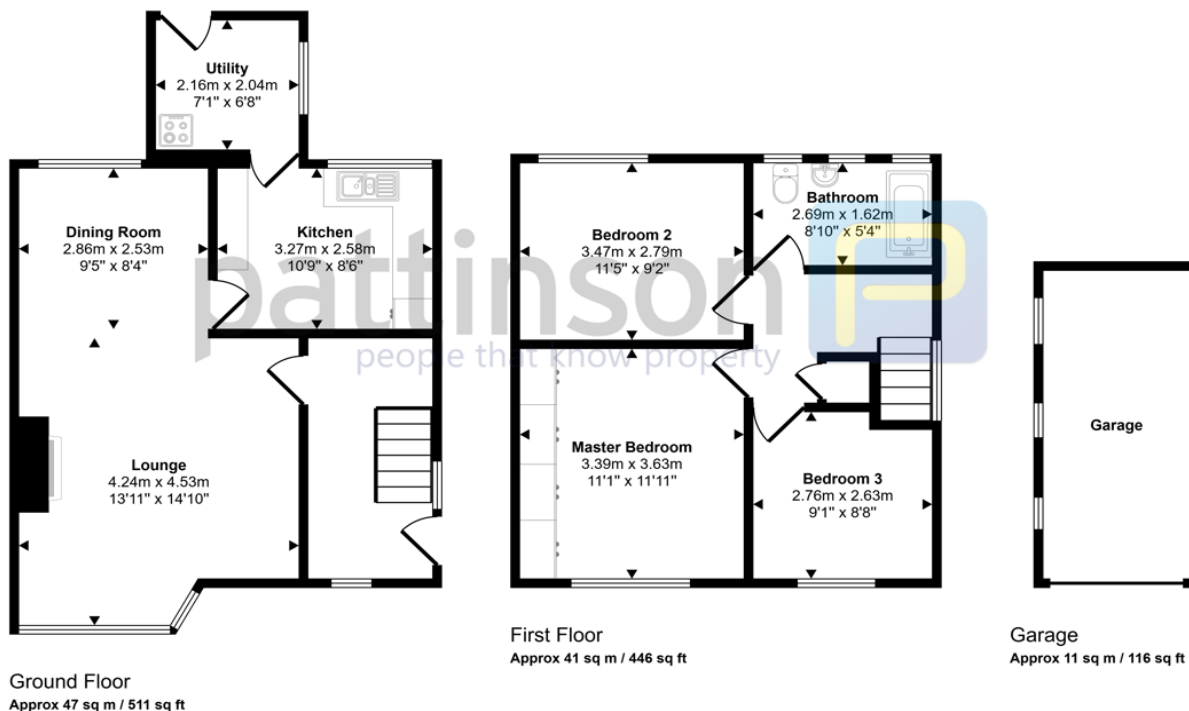
Block paved with gated access, shed and greenhouse.



## Rear Elevation



Approx Gross Internal Area  
100 sq m / 1073 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) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		72	
(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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