



## 2 bed bungalow to buy in NE62

Riversdale Avenue, Choppington,  
Northumberland, NE62 5LE

# £135,000

 x2  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Semi Detached Bungalow
- ✓ Two Double Bedrooms
- ✓ Kitchen With Appliances
- ✓ Upgraded Gardens
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*PRICED TO SELL! - SEMI DETACHED BUNGALOW - TWO DOUBLE BEDROOMS - MODERN KITCHEN WITH APPLIANCES - CONSERVATORY - WELL PRESENTED - UPGRADED GARDENS - GARAGE - DRIVE - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this two bedroom semi detached bungalow situated on Riversdale Avenue in the Wansbeck Estate in Choppington. A sought after location with local amenities close by and easy travel links into Ashington, Bedlington and Morpeth. A well presented clean and tidy property which is warmed via gas central heating (combi boiler) and is Upvc double glazed throughout. Recently upgraded and sold with no upper chain this is an opportunity not to be missed.

This is an ideal investment opportunity as a buy to let with a potential monthly rental income of £800

Briefly comprising; entrance hallway, lounge, kitchen with appliances included, master bedroom with fitted wardrobes, a second double bedroom, shower room and conservatory. Externally to the front a low maintenance garden with driveway leading to single integral garage. To the rear a pleasant low maintenance garden with paved patio and side gate for access.

To arrange your viewing by appointment please contact our Ashington Team.

Council Tax Band: B

Tenure: Freehold

Price: £135,000

Property Type: Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Mobile signal coverage: Good

## Entrance Hallway

Via main access door to front, built in storage cupboard, loft access hatch to ceiling, radiator.



## Lounge

4.24m x 3.53m (13'10" x 11'6")

Window to front, radiator.



## Kitchen

3.11m x 3.07m (10'2" x 10'0")

Window to rear and access door into conservatory. Fitted with a range of white high gloss wall, floor and drawer units with black square edge worktops and white tile splashbacks, one and a half stainless steel sink and drainer with mixer tap, electric cooker, fridge/freezer, washing machine, tumble dryer, built in storage cupboard housing baxi gas combi boiler, wood effect flooring, radiator.



## Kitchen Additional



## Conservatory

2.73m x 2.61m (8'11" x 8'6")

Upvc construction with access door into the rear garden. Tiled flooring.



## Master Bedroom

3.36m x 3.10m (11'0" x 10'2")

Window to front, full length fitted sliding mirrored door wardrobes, radiator.



## Bedroom Two

3.08m x 3.08m (10'1" x 10'1")

Window to rear, radiator.



## Shower Room

2.16m x 2.07m (7'1" x 6'9")

Two frosted windows to rear. A walk in double shower cubicle with white tray, duel head chrome shower and glass screen door, wash hand basin with chrome mixer tap and w.c set in vanity unit with storage, chrome heated towel rail, pvc panelled walls and ceiling, vinyl flooring.



## Shower Room Additional



## Garden



## Garden Additional



## Patio Area



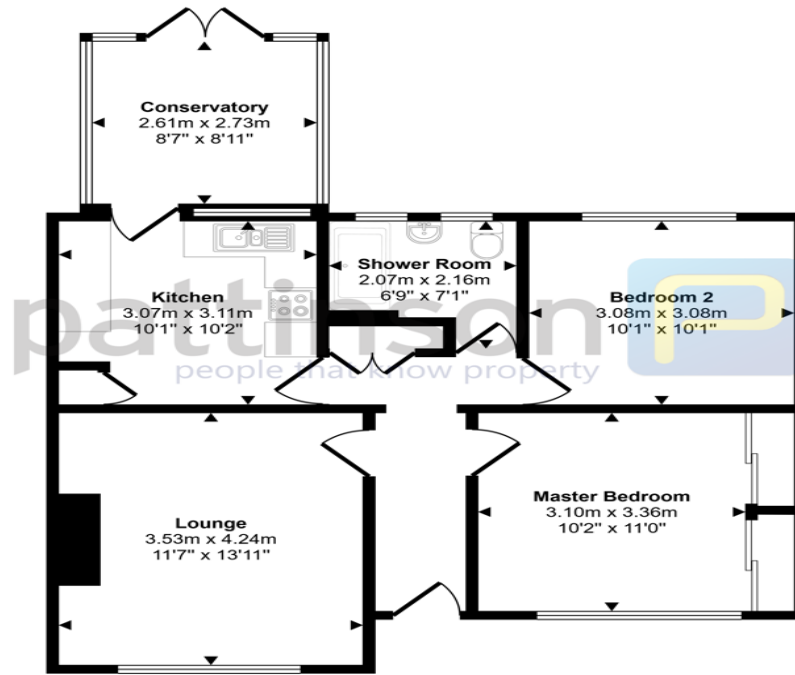
## Front Elevation/Garage



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## Floor Plan

Approx Gross Internal Area  
67 sq m / 722 sq ft



Floorplan

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>		86
(69-80) <b>C</b>	70	
(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	

Riversdale Avenue, Choppington, Northumberland, NE62 5LE

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

**95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, [ashington@pattinson.co.uk](mailto:ashington@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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