



3 bed semi-detached house to buy in NE62

Church Avenue, West Sleekburn,
Choppington, Northumberland, NE62 5XG

£120,000

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ Freehold & No Upper Chain!
- ✓ Large enclosed garden
- ✓ Modern Fitted Kitchen
- ✓ Contemporary Ground Floor Shower Room
- ✓ EPC Rating D

Driveway parking

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

THREE BEDROOM SEMI-DETACHED | FULLY REFURBISHED THROUGHOUT | OFF-STREET PARKING | LARGE ENCLOSED REAR GARDEN

Situated on Church Avenue in West Sleekburn, this three-bedroom semi-detached home has recently been refurbished throughout to a high standard and is ready to move straight into.

The property offers spacious accommodation, including a modern fitted kitchen, contemporary shower room and three good-sized bedrooms. With fresh decoration and new flooring throughout, the property has been finished to a lovely standard.

Externally, there is a gravelled driveway providing off-street parking to the front, along with a large enclosed rear garden, mainly laid to lawn with a gravelled pathway and decking area.

An ideal home for first-time buyers, couples or families looking for a property where all the hard work has already been done.

Early viewing is highly recommended.

Council Tax Band: A

Tenure: Freehold

Price: £120,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1950

Construction materials: Brick and block

Roofing type: Slate tiles

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

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Entrance Hallway

Accessed via a double-glazed external door, with herringbone-style flooring, radiator and stairs leading to the first floor.



Lounge

4.06m x 4.46m (13'3" x 14'7")

Spacious lounge with double-glazed window to the front, radiator, herringbone-style flooring and feature green panelled wall.



Kitchen

5.16m x 1.90m (16'11" x 6'2")

Newly fitted kitchen with a range of modern wall and base units, contrasting worktops, black tiled splashbacks, integrated electric oven, hob and extractor hood, stainless steel sink with mixer tap, double-glazed window, radiator, spotlights and herringbone-style flooring. Door providing external access.



Shower Room / WC

1.54m x 1.90m (5'0" x 6'2")

Modern fitted shower room comprising a walk-in shower with rainfall showerhead and glass screen, wash hand basin with vanity unit, low-level WC, marble-effect wall and floor tiles, black heated towel rail and double-glazed frosted window.



First Floor Landing

Carpeted landing providing access to all three bedrooms, with neutral decoration and internal wooden doors.



Bedroom 1

5.19m x 2.91m (17'0" x 9'6")

Spacious double bedroom with two double glazed windows, newly fitted grey carpet, radiator and neutral decoration.



Bedroom 2

2.55m x 3.46m (8'4" x 11'4")

Good sized bedroom with double glazed window, radiator, newly fitted grey carpet and neutral decoration.



Bedroom 3

2.42m x 2.38m (7'11" x 7'9")

Bedroom with double glazed window, radiator, newly fitted grey carpet and neutral decoration.



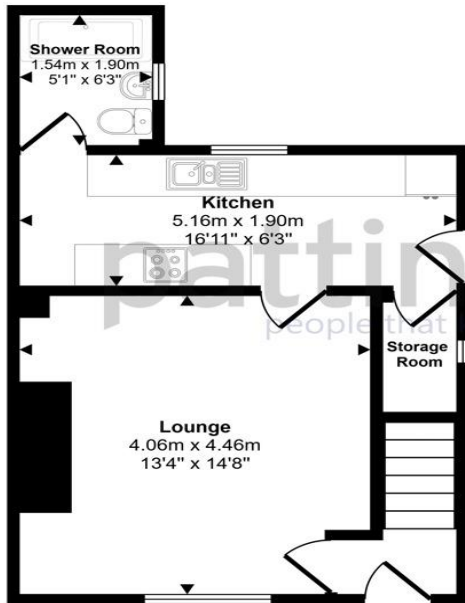
External

To the front, the property benefits from a graveled driveway providing off-street parking, with newly installed timber fencing.

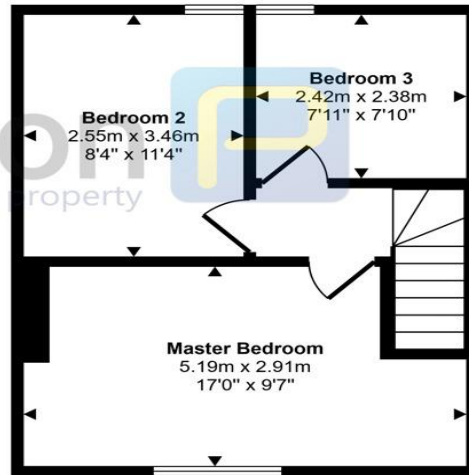
To the rear is a generous enclosed garden, mainly laid to lawn with a central graveled pathway, newly laid decking area and timber fencing.



Approx Gross Internal Area
70 sq m / 756 sq ft



Ground Floor
Approx 36 sq m / 392 sq ft



First Floor
Approx 34 sq m / 363 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) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Church Avenue, West Sleekburn, Choppington, Northumberland, NE62 5XG

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,
www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

