



2 bed lower flat to buy in NE62

Ellesmere Gardens, Choppington,
Northumberland, NE62 5TY

£55,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

On Street parking

Property features

- ✓ EPC C
- ✓ No Onward Chain
- ✓ Council Tax Band A
- ✓ Close To Local Amenities
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band A**
- ✓ 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

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

Available via secure sale - fees apply - No onward chain.

Pattinsons Estate agents are pleased to present to market, this smart ground floor flat, located in the highly popular Choppington, Northumberland.

The property is conveniently located and is in easy access for the A189 and A19 providing providing excellent transport links to Newcastle City Centre and surrounding areas.

The property consists of, entrance hallways, lounge, fully fitted kitchen with a range of wall and base units, 2 bedrooms and smart modern bathroom.

To the outside, you have a small garden to the front and enclosed rear yard space, with on-street parking available.

Suitable for a host of buyers, the property would also suit a savvy investor, recently achieving a rental price of £650 PCM, giving a 10% plus yield.

Do not delay, arrange a viewing of the property today.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 961

Price: Starting Bid £55,000

Property Type: Lower Flat

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Air conditioning: No

Mobile signal coverage: Good

Entrance Hallway

Access via double glazed door.



Bathroom

1.93m x 1.53m (6'3" x 5'0")

Frosted window to the rear. Fitted three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin and w.c. Vinyl flooring, radiator.



Kitchen

3.10m x 2.04m (10'2" x 6'8")

Double glazed window. Fitted with a range of light wood effect wall, floor and drawer units with brushed steel handles and black worktops. Stainless steel sink and drainer with mixer tap, free standing electric oven and hob plumbing for washing machine, wall mounted gas combi boiler and radiator.



Lounge

3.97m x 4.21m (13'0" x 13'9")

Wood flooring, double glazed window and radiator.



Master Bedroom

3.93m x 2.39m (12'10" x 7'10")

With built in wardrobe and double glazed patio door to outside space. Carpeted with a radiator.



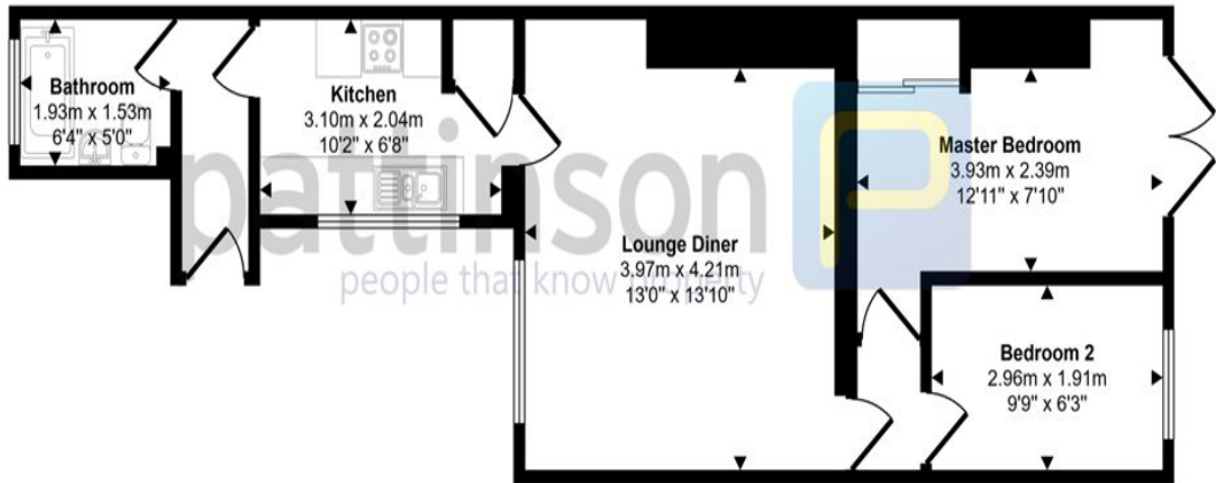
Bedroom Two

2.96m x 1.91m (9'8" x 6'3")

Double glazed window, carpeted with radiator.



Approx Gross Internal Area
52 sq m / 556 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) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(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	

Ellesmere Gardens, Choppington, Northumberland, NE62 5TY

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.

