



pattinson 
people that know property

3 bed semi-detached house to buy in NE62

Nelson Road, Choppington,
Northumberland, NE62 5HW

£130,000

 x 3  x 1  x 1

Tenure

Freehold

Property features

- ✓ Freehold
- ✓ No Upper Chain
- ✓ Conservatory
- ✓ Large South Facing Garden
- ✓ EPC Rating C

Off Street parking

Garden

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Description

Three Bedroom Semi-Detached Home | Large Rear Garden | No Upper Chain | Open Views To The Rear

Offered with no upper chain, this three bedroom semi-detached home is located on Nelson Road in Stakeford and would make an ideal purchase for a range of buyers. The property offers well-proportioned accommodation throughout, including a lounge, kitchen diner, conservatory and a ground floor bathroom. To the first floor there are three bedrooms, with the third being a single bedroom currently used as a child's room.

Externally, the property benefits from a generous rear garden which enjoys open views over fields, along with off-street parking to the front. Conveniently positioned for local amenities and transport links, early viewing is recommended.

Council Tax Band: A

Tenure: Freehold

Price: £130,000

Property Type: Semi-detached house

USPs: Garden

Parking: Off Street, On Street, Driveway

Year built: 1960

Construction materials: Brick and block

Roofing type: Concrete roof 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: Yes

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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hallway

Accessed via UPVC doors to both the front and side elevations. The hallway provides access to the lounge and ground floor bathroom, with staircase rising to the first floor. Finished with laminate flooring, neutral décor, radiator and built-in under-stairs storage.



Living Room

3.95m x 4.20m (12'11" x 13'9")

A well-proportioned lounge featuring laminate flooring, radiator and ceiling light point. French doors open into the conservatory, with an additional door providing access to the kitchen diner. The room also benefits from a TV point and neutral décor.



Kitchen Diner

3.61m x 2.49m (11'10" x 8'2")

Fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Incorporating a stainless steel sink with mixer tap, integrated oven and hob with extractor above, and space for fridge freezer and washing machine. The room also benefits from laminate flooring, radiator, ceiling light point and space for a dining table, with windows to the front elevation.



Conservatory

3.31m x 3.10m (10'10" x 10'2")

3.31m x 3.10m (10'10" x 10'2")

UPVC conservatory with windows to three elevations and a pitched polycarbonate roof. Fitted with tiled flooring, ceiling fan/light and French doors providing access to the rear garden. A versatile additional living space enjoying views over the garden.



Ground Floor Bathroom

1.45m x 2.85m (4'9" x 9'4")

Modern bathroom fitted with a white suite comprising panelled bath with rainfall shower over and glass screen, wash hand basin set within a vanity unit and low-level WC. Finished with fully tiled walls, tiled flooring, recessed spotlights, extractor fan, heated towel rail and a frosted window.



First Floor Landing

Providing access to all three bedrooms. Finished with carpeted flooring, ceiling light point, loft access and a window to the side elevation allowing natural light onto the landing.



Bedroom 1

3.25m x 4.12m (10'7" x 13'6")

A well-proportioned double bedroom featuring carpeted flooring, radiator and ceiling light point. The room benefits from a window to the rear elevation enjoying open views over the garden and fields beyond.



Bedroom 2

4.44m x 2.70m (14'6" x 8'10")

A further double bedroom featuring carpeted flooring, radiator and ceiling light point. Window to the front elevation providing natural light.



Bedroom 3

2.17m x 2.85m (7'1" x 9'4")

AWAITING IMAGE FOR ROOM.

A single bedroom currently used as a child's room. Featuring carpeted flooring, radiator and ceiling light point, with a window to the rear elevation.

Driveway

To the front of the property there is a block-paved driveway providing off-street parking comfortably for 2 cars. The driveway offers access to both the front and side entrances, with planted borders and fenced boundaries.



Front Garden

To the front of the property there is a low-maintenance garden area with planted beds and gravelled sections, enclosed by fencing. A paved pathway leads to the front entrance, with access also available to the side of the property.

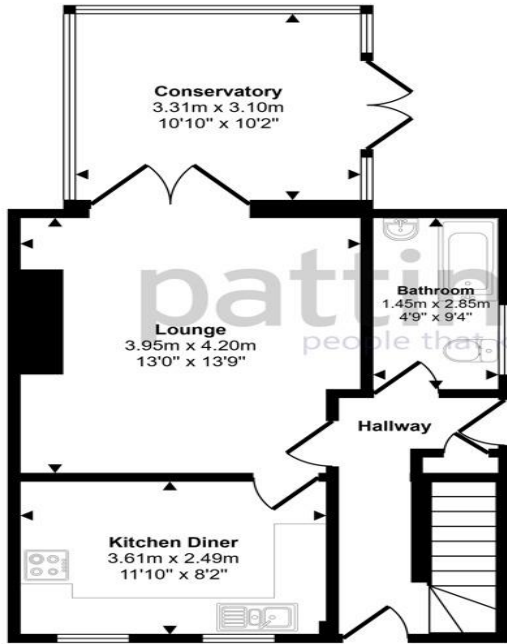


Rear Garden

To the rear of the property there is a generous south-facing enclosed garden, mainly laid to lawn with a paved patio area adjacent to the conservatory. The garden enjoys open views to the rear and includes fenced boundaries, making it ideal for families and outdoor entertaining.



Approx Gross Internal Area
88 sq m / 945 sq ft



Ground Floor
Approx 50 sq m / 536 sq ft



First Floor
Approx 38 sq m / 410 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	69	
(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	

Nelson Road, Choppington, Northumberland, NE62 5HW

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

79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, www.sea.co.uk/index.php

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.

