



## 2 bed semi-detached bungalow to buy in NE62

Beechwood Avenue, Choppington, Northumberland, NE62 5AP

**£160,000** Offers Over




 x2  x1  x1

Tenure

**Freehold**

Garage parking

## Property features

-  Semi Detached Bungalow
-  Two Double Bedrooms
-  Upgraded Shower Room
-  Conservatory
-  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

## Description

\*\*\*SEMI DETACHED BUNGALOW - TWO DOUBLE BEDROOMS - SPACIOUS LOUNGE - UPGRADED SHOWER ROOM - CONSERVATORY - SOUTH FACING GARDEN - GARAGE - DRIVEWAY - POPULAR LOCATION - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this two bedroom semi detached bungalow situated on Beechwood Avenue 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 bungalow is warmed via gas central heating (combi boiler) and benefits from Upvc double glazing throughout. Sold with no upper chain, we anticipate a high level of interest and early viewings are highly recommended.

Briefly comprising; entrance porch, lounge, inner hallway, kitchen, conservatory, master bedroom with fitted furniture, bedroom two and shower room. Externally to the front a low maintenance walled garden with double gates opening onto a block paved driveway and single garrage with electric roller door. To the rear a pleasant enclosed south facing garden with block paved patio.

\*\*\*Agents note - any furnishings and white goods can be included upon request\*\*\*

To arrange your viewing please contact our Ashington Team.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £160,000

Property Type: Semi-detached Bungalow

Parking: Garage, Driveway

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 Porch

4.19m x 1.43m (13'8" x 4'8")

Via main access door to the front. Full length windows to the front and side, an internal window into the master bedroom, vinyl flooring, secure access door into the lounge.



## Entrance Porch Additional



## Lounge

4.96m x 4.04m (16'3" x 13'3")

Window to front with fitted vertical blind, feature fireplace and hearth with electric flame effect fire insert, TV point, two radiators.



## Lounge Additional



## Inner Hallway

Sliding door opening into the lounge, built in storage cupboard, loft access hatch to the ceiling.

## Kitchen

3.35m x 3.25m (10'11" x 10'7")

Window into the conservatory with fitted roller blind and secure access door into the conservatory. Fitted with a range of light wood effect wall, floor and drawer units with green roll edge worktops and tiled splashbacks, one and a half stainless steel sink and drainer with mixer tap, integrated electric hob with extractor over, separate integrated double electric oven, integrated dishwasher, fridge/freezer, washing machine, tumble dryer, wood effect flooring, radiator.



## Kitchen Additional



## Conservatory

3.05m x 2.44m (10'0" x 8'0")

Upvc construction with windows to three sides - all with fitted blinds, secure access door into the rear garden, corrugated roof, tiled flooring.



## Conservatory Addiitonal



## Master Bedroom

3.44m x 2.52m (11'3" x 8'3")

Window to the front with fitted vertical blind. Full length fitted wardrobes with matching fitted drawer units, wood effect flooring, radiator.



## Master Bedroom Additional



## Bedroom Two

3.37m x 2.55m (11'0" x 8'4")

Window to rear with fitted vertical blind, built in storage cupboard housing Baxi gas combi boiler, radiator. Has previously been used as a dining room.



## Bedroom Two Additional



## Shower Room

2.15m x 1.68m (7'0" x 5'6")

Two frosted windows to the rear, both with fitted roller blinds. A double walk in shower cubicle with white tray, chrome shower and hand rail and glass screen door, wash hand basin and w.c set in a white vanity unit with storage, tall chrome heated towel rail, pvc panelled walls and ceiling, vinyl flooring.



## Shower Room Additional



## Rear Garden



## Rear Garden Additional



## Rear Elevation

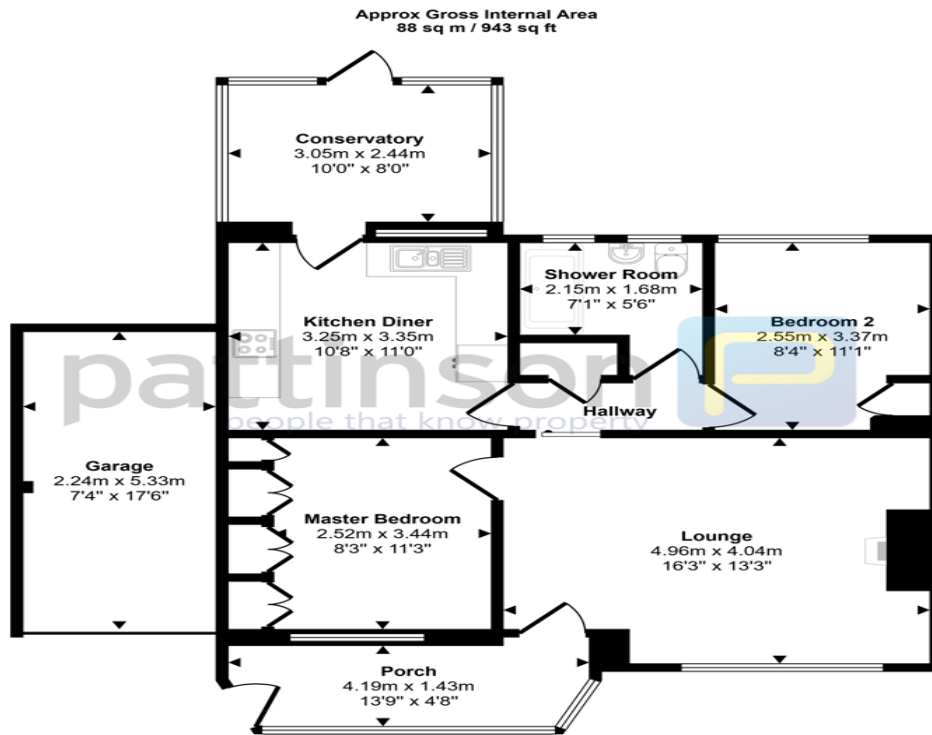


## Garage & Driveway



## Front Elevation





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>		87
(69-80) <b>C</b>	71	
(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	

Beechwood Avenue, Choppington, Northumberland, NE62 5AP

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](http://www.sea.co.uk/index.php)**

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