



## 3 bed semi-detached house to buy in NE62

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

# £70,000

🏠 x3 🚗 x1 🚰 x1

Tenure

**Freehold**

## Property features

- ✓ Semi Detached
- ✓ Three Bedrooms
- ✓ Gardens Front And Rear
- ✓ Some Work Required
- ✓ EPC Rating D

On Street parking

## Key Information

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

## Description

Presenting a semi-detached house located in the tranquil surroundings of West Sleekburn, Choppington. This residential property offers a wonderful opportunity to acquire a generously proportioned family dwelling.

Offering three adequately-sized bedrooms, there's plenty of space for the whole family. The property incorporates a single reception room, attributing an ideal place for both relaxation and entertainment.

The house boasts generous garden spaces both to the front and rear, serving as perfect escapes for peaceful quiet time, friendly gatherings, or just an outdoor play area for children. The front garden provides a warm welcome to visitors, while the rear garden, more generous in size, offers the perfect spot for gardening and enjoying sunny days.

This semi-detached house combines home comforts with a touch of elegance, offering an enviable living space that would make a perfect home for any family. The location in West Sleekburn offers a perfect blend blending rural charm with convenient access to local amenities.

This residential sale offers a fantastic opportunity not only as a potential family home but also as an investment. Don't miss this opportunity to own a house in one of Choppington's most sought after areas. Arrange a viewing today and become captivated by the charm of this splendid property.

Council Tax Band: A

Tenure: Freehold

Price: £70,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

Roofing type: Asphalt shingles

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

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Via double glazed door, stairs to first floor.

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## Lounge

4.69m x 4.15m (15'4" x 13'7")

Double glazed window, central heating radiator.



## Kitchen

4.24m x 1.97m (13'10" x 6'5")

Fitted with a range of wall and base units with work tops, sink with drainer and mixer tap, plumbed for washing machine, space for cooker. Double glazed window, central heating radiator.



## Bathroom

Panelled bath with shower over, hand wash basin, low level wc, double glazed window, central heating radiator.



## Stairs To First Floor

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## Bedroom One

5.20m x 2.97m (17'0" x 9'8")

Double glazed window, central heating radiator.



## Bedroom Two

3.54m x 2.57m (11'7" x 8'5")

Double glazed window, central heating radiator.



## Bedroom Three

2.50m x 2.41m (8'2" x 7'10")

Double glazed window, central heating radiator.

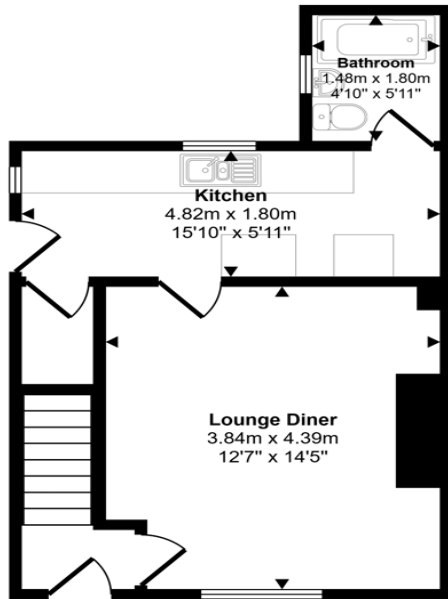


## Externally

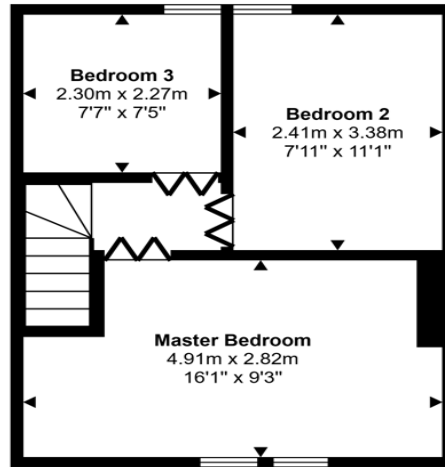
externally there is a generous garden to the rear mainly laid to lawn with fenced boundaries with side access leading to a smaller front garden



Approx Gross Internal Area  
64 sq m / 691 sq ft



Ground Floor  
Approx 33 sq m / 360 sq ft



First Floor  
Approx 31 sq m / 331 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) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(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	

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

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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