



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

Woodhorn Drive, Choppington,  
Choppington, Northumberland, NE62 5EN

**£169,950** Offers Over

🏠 x3 🪑 x2 🚿 x2

Tenure  
**Freehold**

Driveway parking

### Property features

- ✓ No Chain Involved
- ✓ Three Bedrooms
- ✓ Dual Aspect Living/Dining Room
- ✓ Utility Room & WC
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

A delightful semi-detached family home, occupying a good plot on Woodhorn Drive within the ever popular Wansbeck Estate, Stakeford. Nicely positioned, the property has pleasant rear outlook onto trees, providing an attractive and private backdrop from the rear of the building and garden.

Offered with NO FURTHER CHAIN INVOLVED, the home has been in the family since it was built and during this time has undergone many upgrades. Inside, the home is presented well and offers a light and airy feel. A good sized entrance porch proves useful. The main hall leads you into the dual aspect reception rooms and takes you up to the first floor accommodation. The pleasant reception rooms are dual aspect and provide onward access into the conservatory and fitted kitchen. Off the kitchen there is a useful utility room, cloakroom/WC and convenient direct access into the attached garage.

On the upper floor level there are three bedrooms, the main bedroom with quality fitted furniture. An upgraded modern shower room completes the first floor.

Both the front and rear have low maintenance gardens and a driveway provides off-road parking.

FREEHOLD and with double glazing and gas central heating.

The Wansbeck Estate remains in high demand due to its range of amenities, shops, schools and picturesque river Wansbeck walks.

Please contact the local sales team to set-up an appointment to view or to obtain further information.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £169,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Entrance Porch

2.00m x 1.88m (6'6" x 6'2")

A useful and good sized porch which provides onward access into the main hall. Double glazed window and door.

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## Hall

3.63m x 1.77m (11'10" x 5'9")

A staircase leads to the first floor accommodation. Access into the reception rooms. Cupboard housing electric meter. Central heating radiator.

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## Living and Dining Room

4.21m x 3.51m (13'9" x 11'6")

A wonderful dual aspect space which feels light and airy.

The living area is located to the front and a large window allows the natural light to flood in. Wall mounted electric fire, central heating radiator.

The dining area is located to the rear of the room and provides onward access into the conservatory and kitchen. Central heating radiator.

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## Additional Living Room Image



## Another Living Room Image



## Additional Image



## Dining Area Image



## Conservatory

2.85m x 2.33m (9'4" x 7'7")

A great space to sit back and relax. There is a good degree of privacy as the room has a wonderful backdrop of trees and green.



## Kitchen

3.11m x 2.62m (10'2" x 8'7")

Fitted with a range of wall and base units with preparation worksurfaces, sink unit, tiled splash back and breakfast bar. Double glazed window to the rear elevation, central heating radiator, built-in oven, hob and extractor hood. Access into the utility room.



## Additional Kitchen Image



## Utility Room

2.48m x 2.44m (8'1" x 8'0")

A useful space which provides access into the garage, cloakroom/WC and the private rear garden. Work surfaces, space and plumbing for washing machine, space for fridge/freezer, central heating radiator.



## Cloakroom/WC

Comprising: white low level WC and wash hand basin. Window to the rear elevation and central heating radiator.



## First Floor Landing

A double glazed side window brings in additional light. Access into the bedrooms and shower room.

## Bedroom One

*3.52m x 3.01m (11'6" x 9'10")*

A nice double room situated to the front with a double glazed window, central heating radiator and built-in wardrobes to one wall.



## Additional Bedroom One Image



## Bedroom Two

*3.27m x 2.72m (10'8" x 8'11")*

Another double room situated to the rear with a double glazed window, storage cupboard and central heating radiator.

## Bedroom Three

*2.57m x 1.72m (8'5" x 5'7")*

Situated to the front with a double glazed window and a central heating radiator.



## Shower Room

2.67m x 1.65m (8'9" x 5'4")

Upgraded with a modern suite, comprising: walk-in shower cubicle, low level WC and wash hand basin set within vanity unit. The wall and floor coverings are tasteful and complement the suite very well. Heated towel rail and double glazed window to the rear elevation.



## Additional Shower Room Image

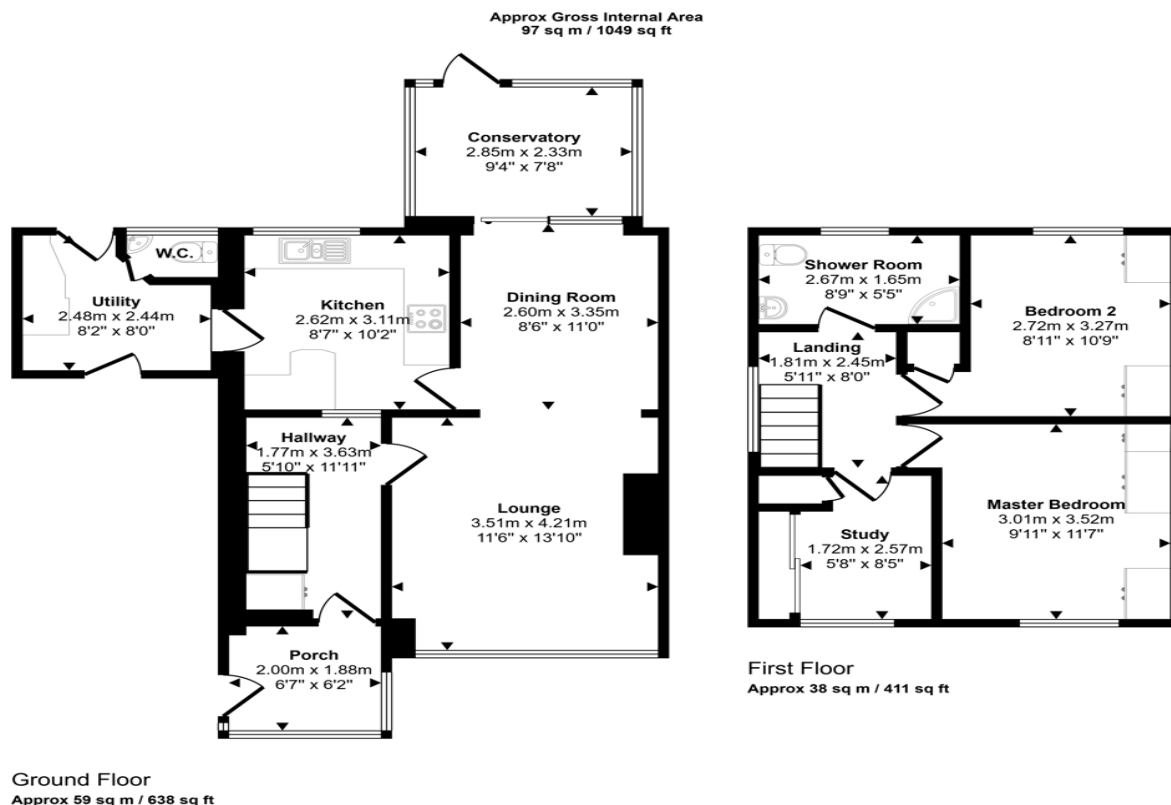


## Outside

The home sits on good plot and has low maintenance gardens to both the front and rear. The rear garden offers a great degree of privacy as it is not directly overlooked from beyond.

A driveway allows for off-road parking. The garage is attached and has an electronic roller shutter, power and lighting, houses the combination boiler and provides direct access into the main residence.





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>		
(69-80) <b>C</b>	70	77
(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	

Woodhorn Drive, Choppington, Choppington, Northumberland, NE62 5EN

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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