



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

Sheepwash Bank, Choppington, Northumberland, NE62 5LZ

**£145,000**

🏠 x3 🛋️ x2 🚗 x1

Tenure

**Freehold**

### Property features

- ✓ No Upper Chain
- ✓ Three Double Bedrooms
- ✓ Large Plot
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

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

## Description

This three bedroom semi-detached property is located on Sheepwash Bank in Choppington, a highly desirable area just a short walk from the Wansbeck river.

Choppington offers a wide range of local amenities, such as convenience stores, cafes, pubs and a first school, as well as regular bus services to nearby towns such as Morpeth and Ashington which have a wider range of shops and supermarkets, as well as leisure facilities and further schools.

The property itself briefly comprises; Entrance hallway, spacious living room, fitted kitchen, downstairs shower room and a spacious single garage, to the first floor are two double bedrooms and a family bathroom, to the second floor is a further double bedroom. Externally, the property benefits from a large corner plot, with an expansive driveway and enclosed rear garden.

For more information or to book a viewing please call the Morpeth office.

Council Tax Band: A

Tenure: Freehold

Price: £145,000

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Living Room

Spacious living room with large bay window, carpeted flooring and a central heating radiator.



## Kitchen

Fitted with a range of wall and base units with complementary work surfaces, stainless steel sink with mixer tap, extractor fan, large double glazed window to rear elevation and vinyl flooring.



## Shower Room

Fitted suite comprising of WC, hand wash basin and walk in shower, tiled walls and flooring, a double glazed window and heated towel rail.



## Bedroom One

To the second floor of the property, a large double bedroom with wooden flooring, a central heating radiator and a large double glazed window to rear elevation.



## Bedroom Two

Spacious double bedroom with carpeted flooring, a central heating radiator, built in wardrobes and a double glazed window to rear elevation.



## Bedroom Three

Double bedroom with fitted wardrobes, carpeted flooring, a central heating radiator and a double glazed window to front elevation.



## Bathroom

Fitted suite comprising of WC, hand wash basin, panelled bath with shower over tiled walls and vinyl flooring, a double glazed window to rear elevation and a central heating radiator.



## Garage

Integral single garage with electric roller door and door to rear garden.




## External

To the front of the property is a large driveway and patio area, to the rear is an enclosed garden laid with lawn and patio, ideal for outdoor entertaining.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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 

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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