



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

Ashington Drive, Stakeford, Choppington, Northumberland, NE62 5AL

**£169,950**

🏠 x3 🚗 x1 🚗 x2

Tenure  
**Freehold**

Driveway & Garage parking

### Property features

- ✓ No Chain Involved
- ✓ Lovely Generous Sized Garden
- ✓ Ample Off Road Parking
- ✓ Utility Room & Garage
- ✓ EPC Rating C

## Key Information

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

## Description

Offered with NO FURTHER CHAIN INVOLVED is this delightful semi-detached property, located on the ever popular Ashington Drive. Located close to the Wansbeck riverside, offering picturesque walks and with ample amenities and shops within arm's reach, it is understandable why the Wansbeck Estate remains an extremely popular residential estate.

Occupying a generous sized plot with ample off road parking, an attractive and substantial rear garden, which benefits from not being directly overlooked from beyond - it's a wonderful position!

Inside the home is presented well, briefly comprising: a welcoming entrance hall with first floor access, a dual aspect living and dining room, fitted kitchen, spacious utility room. Direct access into the garage from the main residence proves useful.

On the upper level there are three well proportioned bedrooms, two of which are good sized doubles with fitted wardrobes. The modern shower room completes the first floor.

The home is heated via a combination boiler and there is double glazing throughout.

A great family home!

To arrange a viewing or to obtain further information, please contact the local sales teams who will be happy to help.

Council Tax Band: B

Tenure: Freehold

Price: Offers In The Region Of £169,950

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate 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: 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

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Entrance door opening into a welcoming hall. Staircase leading to the first floor accommodation. Storage cupboard, central heating radiator and access into the reception rooms.

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## Living Room and Dining Room

*3.94m x 6.41m (12'11" x 21'0")*

A lovely spacious dual aspect reception room which combines the living and dining area. The dual aspect allows the natural light to flood into the space. At the rear a large window overlooks the generous sized and attractive private rear garden.

Wall mounted fire, central heating radiators and access into the kitchen.



## Additional Reception Room Image



## Kitchen

*2.80m x 2.50m (9'2" x 8'2")*

Fitted with a range of wall and base units with complementing work surfaces and sink unit with taps and drainer. Built-in in oven, hob and extractor hood. Double glazed window overlooking the delightful private rear garden. Access into the garage and utility room.



## Another Kitchen Image



## Garage

Open onward access into utility room. UP and over door, power and lighting.

## Utility Room

2.36m x 6.03m (7'8" x 19'9")

A useful and good-sized room which offers access into the rear garden. Work surfaces, plumbing for washing machine and vented for dryer. Power and lighting.



## First Floor Landing

Split level.

Double glazed window to the side elevation. Access into the shower room, bedrooms and loft.

## Bedroom One

3.51m x 3.79m (11'6" x 12'5")

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



## Additional Bedroom Image



## Bedroom Two

3.43m x 2.62m (11'3" x 8'7")

Another double room situated to the rear with a double glazed window, central heating and fitted wardrobes.



## Another Bedroom Two Image



## Bedroom Three

2.47m x 1.63m (8'1" x 5'4")

A single room situated to the front with a double glazed window and central heating radiator.



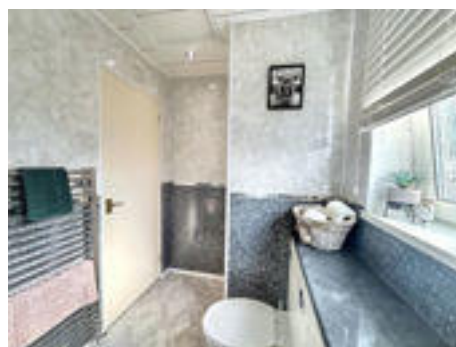
## Shower Room

2.47m x 1.63m (8'1" x 5'4")

A white three piece suite comprising: walk-in shower cubicle, low level WC and wash hand basin set within vanity unit. Useful airing cupboard, panelling to walls, ceiling down lighting, double glazed window to the rear elevation, heated towel rail.



## Additional Shower Room Image



## Outside

Occupying a generous sized plot with ample off road parking located at the front and a substantial sized private rear garden. Not only is the rear garden large it offers an excellent situation and it is not directly overlooked from beyond.



## Another Outside Image



## Additional Outside Image



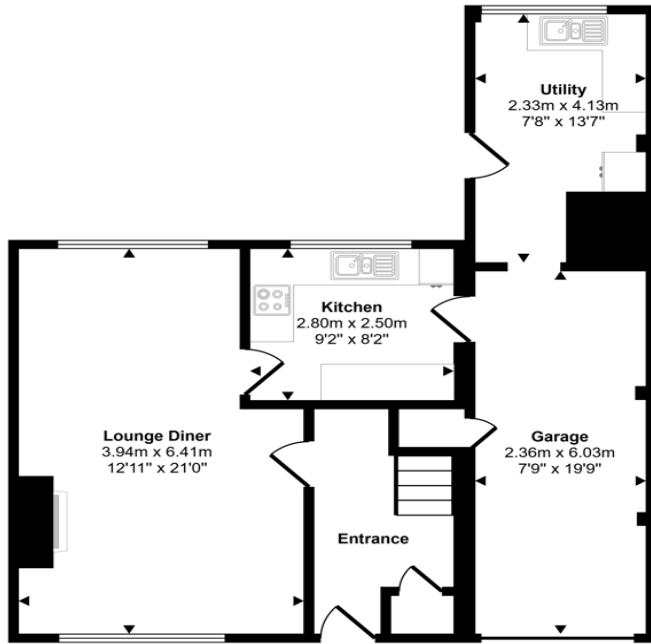
## Outlook From Over The Road



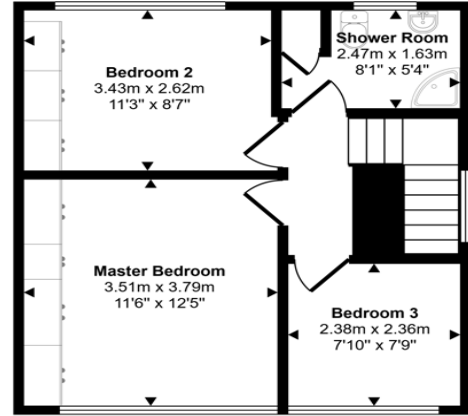
## Floor Plan



Approx Gross Internal Area  
103 sq m / 1109 sq ft



Ground Floor  
Approx 63 sq m / 681 sq ft



First Floor  
Approx 40 sq m / 427 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>		
(69-80) <b>C</b>	72	78
(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	

Ashington Drive, Stakeford, Choppington, Northumberland, NE62 5AL

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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