



To buy

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

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

# £80,000

🏠 x3 🚿 x1 🚿 x1

Tenure

**Freehold**

## Property features

- ✓ Semi Detached
- ✓ Three Bedrooms
- ✓ Generous Rear Garden
- ✓ Ground Floor Bathroom
- ✓ EPC Rating C

Off Street parking

Garden

## Key Information

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

## Description

For sale is this three-bedroom, semi-detached house located in the charming village of West Sleekburn, Choppington. Nestled in a peaceful residential neighbourhood, this property holds a great deal of potential for both first-time buyers and growing families alike.

Serving as an excellent example of comfortable and spacious living, the house includes a total of three good-sized, well-appointed bedrooms, offering plenty of space for personalisation. The property further benefits from a smartly laid out single reception room that provides a welcoming space to relax and entertain guests.

With its coveted location in West Sleekburn, this property offers a tranquil lifestyle while still being within striking distance of local amenities and transport links, making the commute to nearby cities a breeze.

Overall, this welcoming semi-detached house marries traditional tones with contemporary living, offering a truly unique lifestyle opportunity in Choppington. Contact Pattinson Estate Agents today to secure a viewing and picture yourself residing in this charming residential haven.

Council Tax Band: A

Tenure: Freehold

Price: £80,000

Property Type: Semi-detached house

USPs: Garden

Parking: Off Street

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

Stairs to first floor.

---

## Lounge

4.50m x 4.30m (14'9" x 14'1")

Double glazed window, central heating radiator.



## Kitchen

4.30m x 1.98m (14'1" 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.

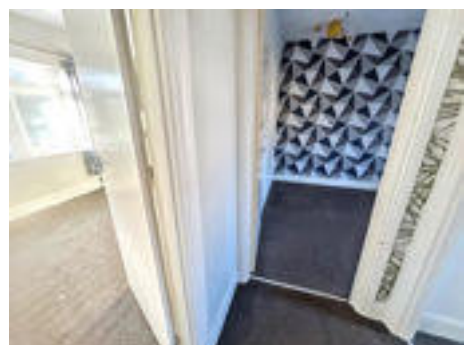


## Bathroom

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



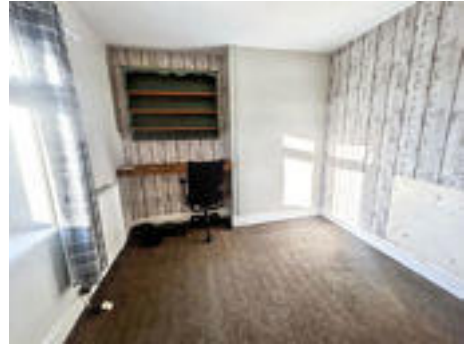
## Stairs To First Floor



## Bedroom One

5.21m x 2.97m (17'1" x 9'8")

Double glazed window, central heating radiator.



## Bedroom Two

3.54m x 2.50m (11'7" x 8'2")

Double glazed window, central heating radiator.



## Bedroom Three

2.51m x 2.42m (8'2" x 7'11")

Double glazed window, central heating radiator.




## Externally

Externally there is a generous rear garden and off street parking to the front.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(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 

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

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

