

SIGNATURE

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📍 Sheepwash Bank, Choppington NE62 5LY

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Asking Price
£195,000

Signature North East are delighted to welcome this charming three-bedroom end terraced property to the market, ideally located in Choppington. Set in a great location, the home is just a five-minute walk to the River Wansbeck and a short drive to Cresswell Beach. Local shops and eateries are within walking distance, and the property also benefits from easy access to nearby transport links, making it ideal for a range of buyers.

Upon entering, you are welcomed into a bright and spacious living room, offering ample space for a variety of furnishings. A fireplace with exposed brickwork creates a cosy focal point. The living room flows seamlessly into the kitchen/diner, a versatile space that can accommodate a dining table as well as a central island with room for stools, ideal for casual dining. The kitchen itself provides ample storage through attractive wall and base units and includes integrated appliances such as a fridge freezer and oven. From here, there is access to the basement level utility room, complete with a convenient W.C and access to the rear garden.

Continuing to the first floor, you will find two bedrooms, both capable of comfortably accommodating a double bed along with additional furnishings. Each room also benefits from built-in cupboards for extra storage. Completing this floor is the bathroom, fitted with a bathtub with overhead shower, hand basin and W.C. On the second floor, bedroom three offers a private retreat, featuring sliding door fitted wardrobes, additional storage available behind the room, and its own en-suite.

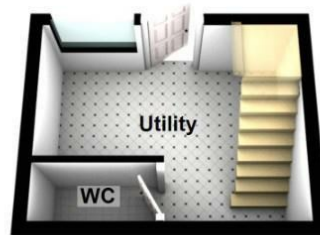
Externally, the property boasts a charming garden with a generous patio area, perfect for outdoor furniture and entertaining. A detached single garage provides further practicality, while off-road parking is available to the side of the property. Additional parking is also available at the front of the property without the need for a permit, offering added convenience for homeowners and visitors alike.



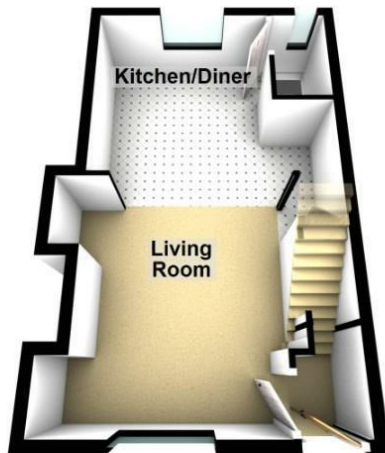
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

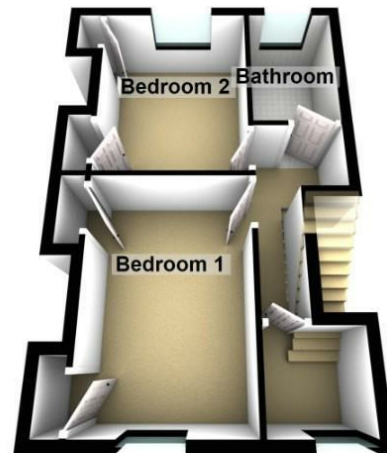
Basement



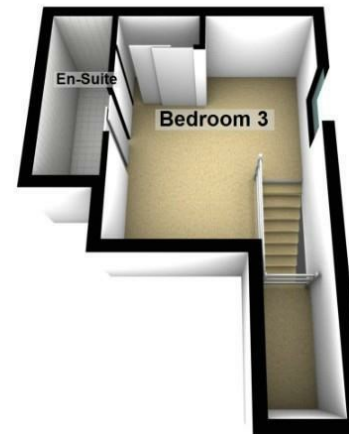
Ground Floor



First Floor



Second Floor



Total area: approx. 100.4 sq. metres (1080.3 sq. feet)

Measurements:

Living Room
13'6" x 13'6"

Kitchen / Diner
14'0" x 14'7"

WC
2'8" x 5'8"

Utility
9'9" x 12'7"

Bedroom One
13'8" x 9'1"

Bedroom Two
11'4" x 8'6"

Bathroom
7'11" x 5'2"

Bedroom Three
10'9" x 10'9"

En-Suite
3'11" x 9'9"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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