



**ROOK
MATTHEWS
SAYER**

EPC: C
Council Tax: C
Tenure: Freehold

East Farm Park, Choppington
Offers In The Region Of £225,000

East Farm Park, Choppington

- Beautiful Barn Conversion
- Two Bedroom
- Stunning Views And Private Garden
- Driveway And Garage
- No Onward Chain
- EPC:C / Council Tax Band:C /Tenure: Freehold

Offers In The Region Of £225,000

Entrance

Entrance door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator, storage cupboard.

Cloaks/Wc

Low level wc, pedestal wash hand basin, tiling to floor, extractor fan, double glazed window, double radiator.

Lounge 13'04 x 18'07 (4.06 x 5.66)

Double glazed window to front, two double radiators, television point.

Kitchen/ Dining Room 10'01 x 18'04 (3.07 x 5.59)

Double glazed window to front and rear, double radiators, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge/ freezer and dishwasher, part laminate and part carpet flooring.

Utility Room

Double glazed window to rear, plumbed for washing machine.

First Floor Landing

Loft access (loft insulated), built in storage cupboard, skylight.

Bedroom Two 9'01 x 15'03 max (2.77 x 4.65)

Skylight, radiator, built in cupboard.

Bedroom One 12'00 x 15'04 max (3.66 x 4.67)

Two skylights, radiator, fitted wardrobes, drawers and vanity.

Shower Room 8'02 x 6'10 (2.48 x 2.08)

Double walk-in shower, low level wc, spotlights, heated towel rail, tiling to walls and floor, extractor fan, shaver point.

External

Low maintenance garden to the front, bushes and shrubs, block paved driveway. To the rear a low maintenance garden with patio area, bushes and shrubs and water tap.

Garage

Detached single garage with lighting, loft space and stable door.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To be sold with no onward chain this beautiful barn conversion on East Farm Park really is a property worth viewing. With gorgeous surroundings the property is very well maintained and presented throughout and could be your new forever home. Close to local shops and amenities the property has good road and transport links for those travelling to nearby towns of Morpeth, Bedlington and Ashington. Comprising briefly; bright and spacious entrance hallway, open plan kitchen and dining room, small utility room, downstairs w.c, good size lounge with stable door access to the rear private garden, stairs to the first floor landing, two double bedrooms and large, tiled shower room. Externally this property has a nicely established garden to the front with gravelled area and driveway and an enclosed, walled garden and sitting area to the rear. Parking is provided by a driveway to the side of the front garden and a garage and driveway are located separate to the property. Simply a must view property.



82 Front Street, Bedlington NE22 5UA bedlington@rmsstateagents.co.uk
01670 531114 www.rookmatthewssayer.co.uk

16 Branches across the North-East

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



