



## Lesbury Avenue Choppington

This ground floor apartment has been upgraded and re-furnished by the current owners to include modern kitchen and shower room. Beautifully presented and in a great location on Wansbeck Estate in Stakeford. This is an ideal first time buy/investment. Enter into the hallway, shower room, good sized lounge, modern kitchen with hob and oven and the bedroom with fitted wardrobes. There are communal gardens surrounding the apartment block and has the benefit of a garage in a separate block. All in all a great starter home. Viewings available. EPC:F



**Auction Guide £ 30,000**

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# Lesbury Avenue

Choppington

**For sale by auction at The Grand hotel (formerly the Gosforth Park Marriott Hotel) on Wednesday December 11th 2019. Registration 6.30pm for 7pm start. Option 1.**

## ACCOMMODATION COMPRISES

Double glazed door to Hall

## BATHROOM

Corner shower cubicle with electric shower, pedestal hand wash basin, low level w.c, extractor, chrome ladder radiator, double glazed window to rear.

## LOUNGE 13'02 (4.01m) x 10'01 (3.07m)

Stainless steel sink, wall, base and drawer units, worktops, electric hob and oven, storage cupboard.

## BEDROOM 8'02 (2.48m) x 8'02 (2.48m) plus recess

Fitted wardrobes, heater, double glazed window to front.

## TENURE

Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

AS8128/LS/WH/2.12.19/V.1



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**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.