



pattinson 

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

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

# £85,000

 x2  x1  x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Investment Opportunity
- ✓ Two Bedroom Semi Detached
- ✓ Recently Refurbished
- ✓ Rear Garden & Storage Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

\*\*\* INVESTMENT OPPORTUNITY - SEMI DETACHED HOUSE - TWO DOUBLE BEDROOMS - NEWLY FITTED KITCHEN - GARDEN - OFF STREET PARKING - WELL PRESENTED - TENANTED AT £600PCM - VIEW NOW\*\*\*

Pattinson Estate Agents offer for sale this two bedroom semi detached house situated on Church Avenue in West Sleekburn, Northumberland, A fantastic investment opportunity sold with a sitting tenant paying £600 per calendar month. The property has been recently refurbished, is warmed via gas central heating (combi boiler) and is well presented throughout.

Briefly comprising; entrance hallway, lounge and kitchen/diner. To the first floor two double bedrooms and bathroom. Externally to the front an open plan garden area with off street parking. To the rear a large enclosed garden with lawn, gravelled patio area and large outbuilding for storage.

To arrange your viewing please contact our Ashington Team

Council Tax Band: A

Tenure: Freehold

Price: £85,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

## Front External

Off street parking.



## Entrance

Via main access door to front, stairs to the first floor.

## Lounge

4.38m x 3.93m (14'4" x 12'10")

French doors opening to the front, fireplace and hearth with wall mounted TV point above, two radiators.



## Lounge Additional



## Kitchen/Diner

4.84m x 3.46m (15'10" x 11'4")

Access door to the rear garden, three windows to side. A recently upgraded fitted kitchen with a range of wall, floor and drawer units with black square edge worktops and white tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven and hob with black chimney style extractor above, plumbing for washing machine, large understair storage cupboard housing gas combi boiler, wood effect vinyl flooring, radiator.



## Kitchen/Diner Additional



## Kitchen Area



## Dining Area



## Bedroom One

5.02m x 2.84m (16'5" x 9'3")

Window to front, radiator.



## Bedroom Two

3.48m x 2.45m (11'5" x 8'0")

Window to rear, wall mounted TV point, radiator.



## Bathroom

2.33m x 2.35m (7'7" x 7'8")

Frosted window to rear. Fitted with a three piece white suite which includes a panelled bath with electric shower over and glass screen door, pedestal wash hand basin, push button w.c, vinyl flooring, radiator.



## Rear Garden

Large outbuilding for storage.



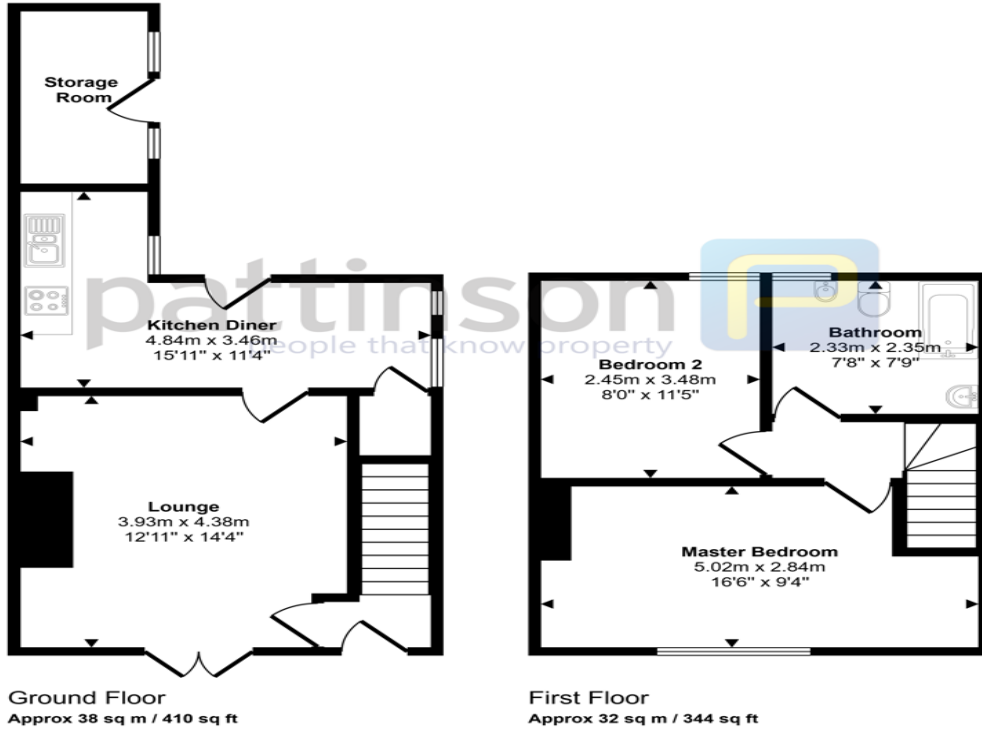
## Rear Elevation



# Floor Plan



Approx Gross Internal Area  
70 sq m / 753 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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