

52 CHURCH AVENUE WEST SLEEKBURN CHOPPINGTON NE62 5XG



- THREE BEDROOMS
- NO ONWARD CHAIN
- EPC RATING E
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- CASH PURCHASE ONLY
- IDEAL INVESTMENT/BUY TO LET
- COUNCIL TAX BAND A
- FREEHOLD

Price £50,000

52 CHURCH AVENUE WEST SLEEBURN CHOPPINGTON NE62 5XG

Situated on Church Avenue in the charming area of West Sleekburn, Choppington, this semi-detached house presents an excellent opportunity for cash buyers seeking an investment. The property boasts three bedrooms.

The property is absence of an onward chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for investors looking to make a swift acquisition.

The location in West Sleekburn offers a pleasant community atmosphere, with local amenities and transport links within easy reach.

In summary, this semi-detached house on Church Avenue is an ideal investment opportunity for cash buyers. With three bedrooms, a reception room, and no onward chain, it is poised to attract interest from those looking to make a sound property investment. Do not miss the chance to explore this promising home.

GROUND FLOOR

LOUNGE

15'3 x 13'7 (4.65m x 4.14m)

Radiator.



KITCHEN

7'11 x 17'1 (2.41m x 5.21m)



52 CHURCH AVENUE WEST SLEEKBURN CHOPPINGTON NE62 5XG

BATHROOM

7'8 x 5'5 (2.34m x 1.65m)



LANDING

BEDROOM ONE

10'8 x 16'11 (3.25m x 5.16m)

Radiator.

BEDROOM TWO

9'7 x 11'10 (2.92m x 3.61m)

Radiator

BEDROOM THREE

8'5 x '2 (2.57m x '0.61m)

Radiator

EXTERNALLY

FRONT



REAR



TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

STANDARD INFORMATION

52 CHURCH AVENUE WEST SLEEKBURN CHOPPINGTON NE62 5XG

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MORTGAGE

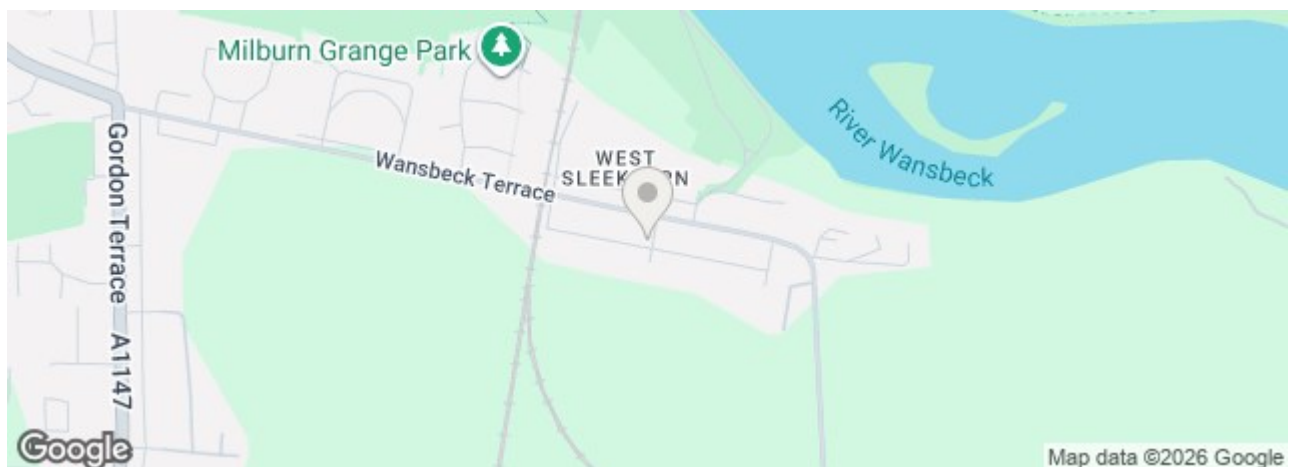
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(39-54) E		
(21-38) F		



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com