



Whittonstall Terrace, Chopwell, Tyne and Wear, NE17 7LF

*****CHAIN FREE***** This well presented two bedroom terraced home occupies an enviable position at the edge of the village with views over neighboring fields. The property comprises of lounge with feature wood burner, dining room, kitchen and bathroom W/C to the ground floor. To the first floor are two double bedrooms. Externally the property has an enclosed yard to the rear whilst to the front is a large garden backing onto the fields beyond. Parking available on street. Viewing highly recommended. EPC Rating E.



*****CHAIN FREE*****

Lovely Views

Terraced House

Garden

Two Double Bedrooms

EPC Rating E

£79,950

Lounge 13' 10" x 10' 9" (4.22m x 3.28m) max
Feature wood burner, door to front garden.

Dining Room 13' 9" x 13' 10" (4.18m x 4.21m) max
Cupboard housing gas fired combi boiler. Stairs to first floor.

Kitchen 12' 11" x 6' 10" (3.93m x 2.09m)
Fitted with a range of units for storage. Space for freestanding appliances (not included).

Bathroom 6' 4" x 6' 6" (1.92m x 1.98m)
Bath with shower over, wash basin, W/C.

Bedroom 1 13' 10" x 10' 9" (4.21m x 3.27m) max
Views over garden and fields beyond.

Bedroom 2 13' 11" x 10' 6" (4.24m x 3.21m) max

Externally
Yard to rear, parking available on street. Large garden to front with lawn, patio seating areas and storage.

Important note to purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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Floorplan



Total area: approx. 78.4 sq. metres (843.9 sq. feet)

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