

# BRUNTON

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RESIDENTIAL



**SIMONSIDE AVENUE, CHOPPINGTON, NE62**

**Asking Price £200,000**

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Well-presented two-bedroom semi detached bungalow situated on Simonside Avenue within the popular Wansbeck Estate in Stakeford, Choppington.

This single-storey home offers a spacious lounge with access to the rear garden, a fitted kitchen, two well-proportioned bedrooms and a modern family bathroom. The garage has been converted to create a versatile additional room that works well as a workspace, hobby room, utility or storage area, adding welcome flexibility to the layout. The property also benefits from off street parking and a lovely enclosed rear garden.

The property benefits from excellent local amenities including shops, schools, transport links and nearby walking routes. Stakeford and Choppington provide a good range of everyday facilities, while surrounding towns such as Bedlington, Ashington and Morpeth are easily accessible. This combination of location, practicality and convenience makes the property appealing to downsizers, first time buyers and anyone seeking a well connected home on a popular estate.

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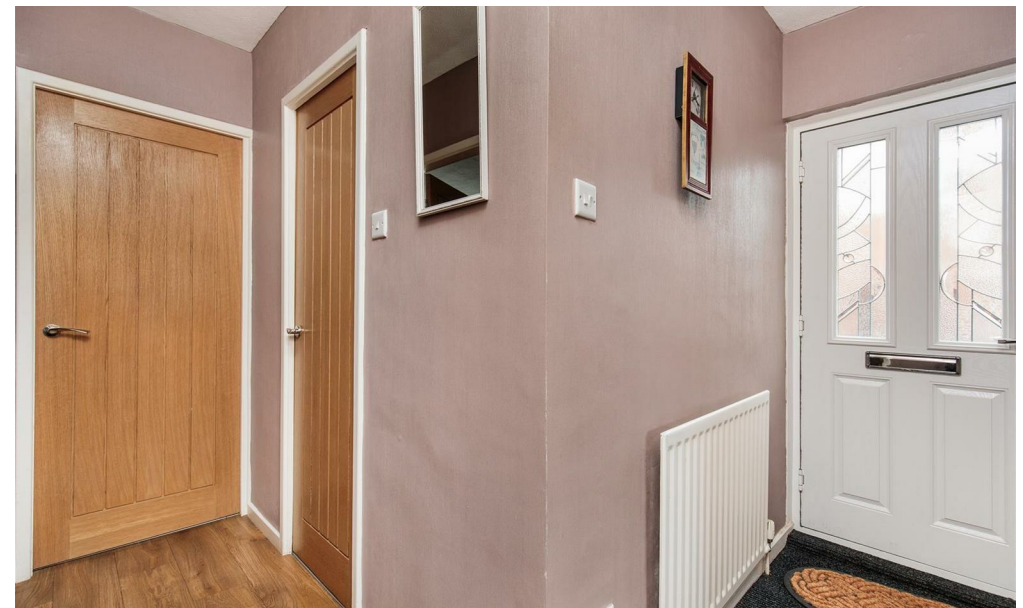
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The internal accommodation comprises: A composite entrance door opening into an entrance hallway with Karndean flooring. From the hallway there is access to a good sized lounge featuring French doors opening onto the rear garden, an electric fire set within a decorative surround and stone cladding to the chimney breast wall. The kitchen is fitted with wall and base units, work surfaces and a window overlooking the rear garden. From here, a door leads into the former garage, now converted into an additional room with doors to both the front and rear. This versatile space works well as a workspace, hobby room, storage area or utility.

The property includes two well-proportioned bedrooms, one of which benefits from fitted wardrobes. The bathroom comprises a bath with shower over and completes the internal accommodation.

Externally, the property offers driveway parking, with the driveway and front garden recently re laid to provide additional hard standing. The rear garden is private and not particularly overlooked.



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TENURE : Freehold

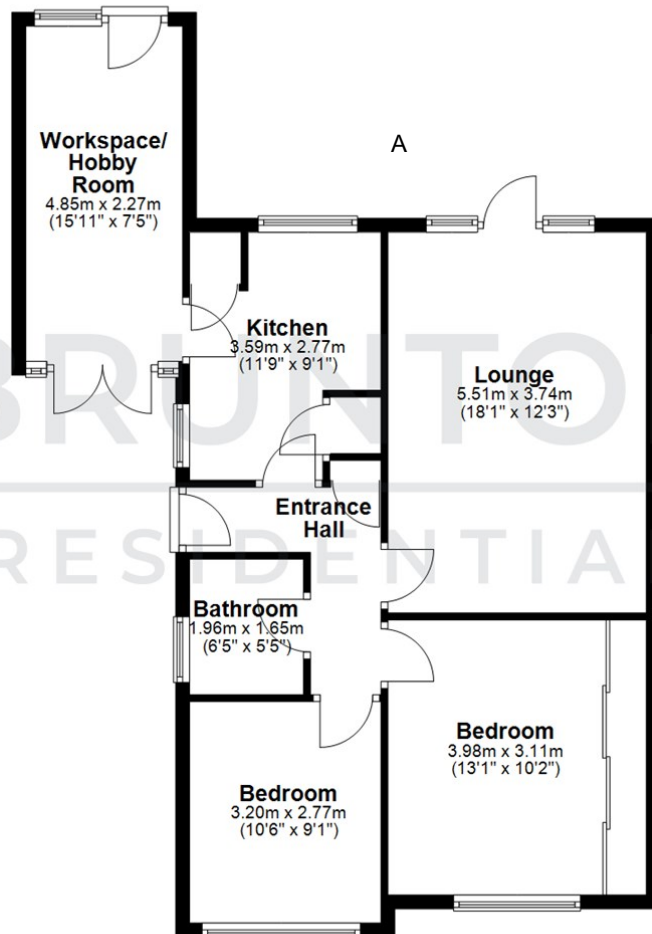
LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : A

EPC RATING : D

### Ground Floor

Approx. 75.9 sq. metres (816.6 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
Current: <b>64</b>	Potential: <b>77</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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