

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Eastgate, Choppington NE62 5SB



# Eastgate, Choppington NE62 5SB

**Offers Over £105,000**

Signature North East proudly presents this refurbished two-bedroom semi-detached property is located in the heart of Choppington, offering a fantastic opportunity for first-time buyers or small families. Conveniently situated within walking distance of Choppington First School and just 1.7 miles from Bedlington and 5.2 miles from Morpeth, the home enjoys excellent transport links to surrounding towns including Newcastle, Blyth, and Whitley Bay. Nearby amenities include local shops, a post office, a chemist, and a bakery. Recent renovations include new internal doors and handles, as well as a newly installed combi boiler with a five-year warranty.

Upon entering, you're greeted by a newly fitted kitchen, installed in 2024, which boasts a range of stylish wall and base units complemented by sleek countertops. The living room is generously sized, featuring new laminate flooring and double patio doors that open onto the rear garden, flooding the room with natural light. Adjacent to the living room, you'll find a practical utility room with a tiled floor and plumbing for a washing machine, adding extra convenience to everyday living.

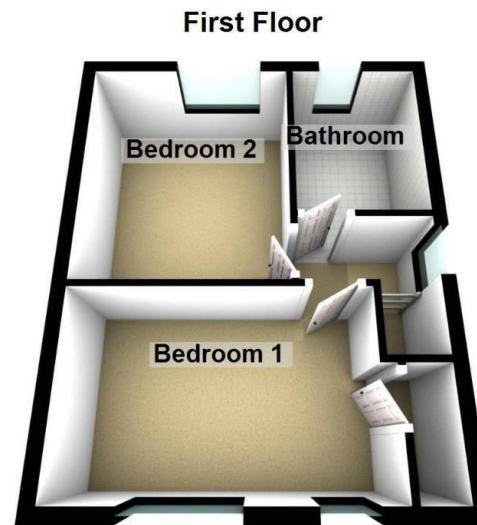
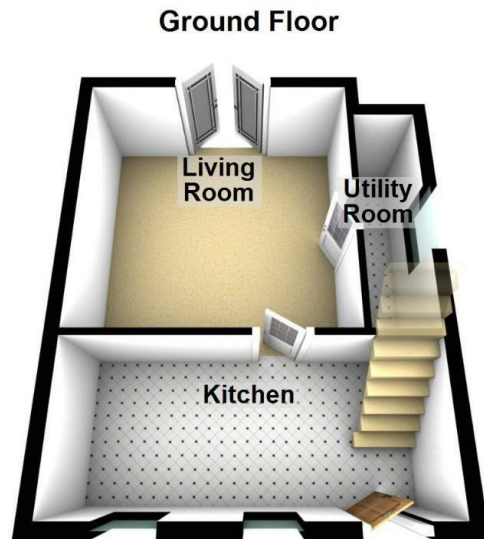
The first floor presents two generously sized bedrooms, both of which can easily accommodate double beds and additional furnishings. Bedroom one benefits from a built-in cupboard, perfect for additional storage. The landing, stairs, and both bedrooms have been recently fitted with brand-new carpets, ensuring a fresh and cosy feel throughout. Completing this level is the bathroom, equipped with a bathtub, shower, hand basin, and W.C.

Externally, the property offers impressive outdoor space. The south-facing rear garden, approximately 60 feet long, with large lawn area and a patio area. The front garden adds to the property's charm, while ample parking is available with on-street parking, requiring no permit.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
12'9" x 12'10"

Kitchen  
16'2" x 7'1"

Utility Room  
11'0" x 2'11"

Bedroom One  
13'11" x 8'11"

Bedroom Two  
11'3" x 9'9"

Bathroom  
7'11" x 6'1"

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>84</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>69</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 |           |           |

England & Wales

EU Directive  
2002/91/EC











More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News