



Ringway Choppington

Simply a must be viewed property, this lovely family home is well located on the always sought after Wansbeck Estate, Stakeford. New to the market here at Rook Matthews Sayer in Bedlington, the property is just a short walk to the local first school and local shops, the nearby Northumberland Line Ashington Railway Station is 2.6 miles away for commuter links to Newcastle City.

Wansbeck Riverside is within easy walking distance offering walks along the riverside and onward to the Coast. The decoration is light and bright throughout, the property has been beautifully maintained and updated by the present owners to include an updated kitchen, full electrical rewire, new main roof, new gas combi boiler. The property is fully double glazed with gas central heating and radiators, and a gas fire in the lounge. The accommodation comprises briefly; entrance hallway, open plan lounge and dining room, kitchen and utility room, stairs to the first floor landing, three good sized bedrooms and a family bathroom. Externally there is a generous private and secure pet friendly garden to the rear with well kept hedges, planted borders, lawn, patio and barbecue areas. To the front there is a semi enclosed garden with a driveway leading to the attached single garage which has light and power. This beautiful family home is certainly a must see.



Offers In Excess Of £210,000

01670 531 114
82 Front St, Bedlington, NE22 5UA

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Ringway

Choppington NE62 5XT

Entrance

Via UPVC entrance door, double glazed windows.

Entrance Hallway

Stairs to first floor landing, Aspen Oak LVT flooring, single radiator.

Lounge 11'03ft x 16'10ft (3.43m x 5.13m)

Double glazed window to front, radiator, fire surround with gas fire, television point.

Dining Room 11'08ft inc arch x 8'08ft (3.56m x 2.64m)

Double glazed sliding patio doors to the rear, radiator, Aspen Oak LVT flooring.

Kitchen 8'10ft x 10'07ft (2.69m x 3.22m)

Double glazed window to rear, radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, laminate flooring.

Utility Room 7'05ft x 7'10ft (2.26m x 2.39m)

Double glazed window to rear, plumbed for washing machine, radiator, laminate flooring, double glazed door to rear.

First Floor Landing

Double glazed window, loft access with ladder, built in storage cupboard housing combi boiler.

Bedroom One 14'02ft x 9'09ft max (4.32m x 2.97m)

Double glazed window to front, single radiator, fitted wardrobes and overbed storage.

Bedroom Two 11'06ft x 9'10ft (3.51m x 2.99m)

Double glazed window to rear, single radiator.

Bedroom Three 10'07ft x 7'07ft max (3.22m x 2.31m)

Double glazed window to front, single radiator, built in cupboard.

Bathroom 6'08ft x 7'06ft max (2.03m x 2.29m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin, low level wc, double glazed window to rear and side, heated towel rail, tiling to walls and floor, cladding to ceiling.

External

To the front, driveway leading to garage, side access to rear of property. Rear garden laid mainly to lawn, patio area, bushes and shrubs.

Garage

Attached single garage with lighting and power.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway and on street parking.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes, running a business.

ACCESSIBILITY

Level access & wide doorways.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: C

BD008334CM/SO15.03.25.v.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

