



Heatherlea Gardens | Choppington | NE62 5AT

Offers In The Region Of £180,000

Located on the popular residential Wansbeck Estate this well maintained bungalow has lots to offer. The location has good transport links and amenities close by which make it in great demand. The property has two reception rooms, two bedrooms, kitchen, bathroom and a conservatory. Externally well maintained with garden and driveway leading to the garage at the front and at the rear a substantial garden. Viewing is essential to appreciate this home.

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Semi Detached Bungalow

Garage & Gardens

Two Bedroom

Popular Location

Two Reception Rooms

Freehold

Conservatory

EPC:D/ Council Tax: B

For any more information regarding the property please contact us today

Entrance Porch

Via UPVC entrance door, double glazed windows.

Lounge 16.09ft x 13.45ft (4.90m x 4.09m)

Double glazed window to front, two single radiators, fire surround with electric fire, television point, telephone point, coving to ceiling.

Dining Room 10.56ft x 11.73ft (3.21m x 3.57m)

Double glazed patio doors to conservatory, single radiator, dado rail.

Kitchen 11.16ft x 7.35ft (3.40m x 2.24m)

Double glazed window to rear, 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, space for cooker, space for fridge freezer, plumbed for washing machine, laminate flooring.

Conservatory 8.17ft x 9.91ft (2.49m x 3.02m)

Dwarf wall, double glazed windows, tiled flooring, door to rear garden.

Loft

Partially boarded, lighting.

Bedroom One 11.09ft x 8.24ft into wardrobes (3.38m x 2.51m)

Double glazed window to front, single radiator, fitted with wardrobes and drawers, coving to ceiling.

Bedroom Two 11.19ft x 8.40ft (3.41m x 2.56m)

Double glazed window to rear, single radiator, fitted wardrobes and drawers, television point.

Bathroom Wc 7.02ft x 5.45ft (2.13m x 1.66m)

Walk in double shower, pedestal wash hand basin, low level wc, spotlights, double glazed window to rear, single radiator, tiled walls and flooring.

External

Front garden laid mainly to lawn, bushes and shrubs, flower borders.

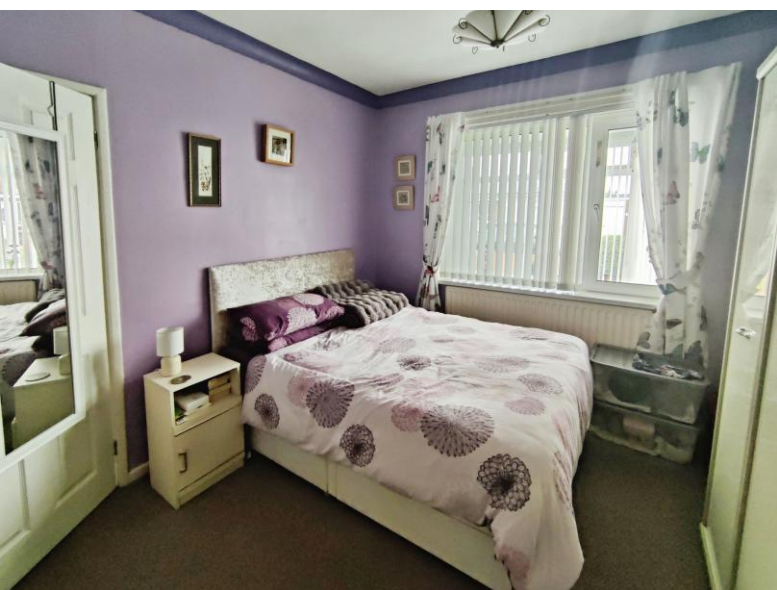
Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, garden shed.

Attached single garage with electric door, power and lighting.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Garage & Allocated parking bay

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.

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

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: D

BD008619SB/SJ31.07.2025.V.1



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"DoubleClick Insert Picture"
FLOORPLAN To Follow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 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



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.