



Welbeck Road | Choppington | NE62 5PB

Offers In The Region Of £90,000

Well presented two bedroom semi detached home located in the popular area of Choppington with local amenities and transport links close by. This home has been well cared for by the current owner and will make an excellent first time home for someone. The ground floor has a modern lounge and kitchen, to the first floor two double bedrooms and a family bathroom. Externally the property has front and rear gardens. We advise early viewing to appreciate this lovely home.

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Semi Detached House

Modern Kitchen

Two Bedroom

Close to local parks and amenities

Ideal First Time Buy

Freehold

Popular Location

EPC:C/ Council Tax:A

For any more information regarding the property please contact us today

Entrance

Via UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, wood flooring.

Lounge 14.54ft x 10.40ft (4.43m x 3.16m)

Double glazed window to front, fire surround with electric fire, television point, telephone point.

Kitchen 17.72ft x 7.74ft (5.40m x 2.35m)

Double glazed window to rear, single 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, plumbed for washing machine and dishwasher, built in storage, tiling to floor, double glazed door to side.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 14.55ft x 9.19ft (4.43m x 2.80m)

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

Bedroom Two 11.26ft x 8.53ft (3.43m x 2.59m)

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

Bathroom 6.23ft x 5.42ft (1.89m x 1.65m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring.

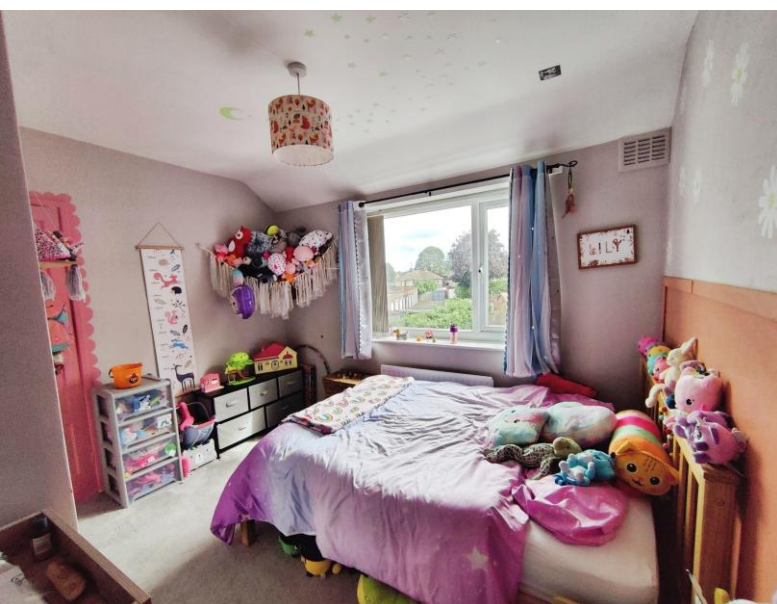
External

Low maintenance garden to front. Rear garden laid mainly to lawn, decking area, screen fencing, water tap, garden shed, electric point.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: 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.

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

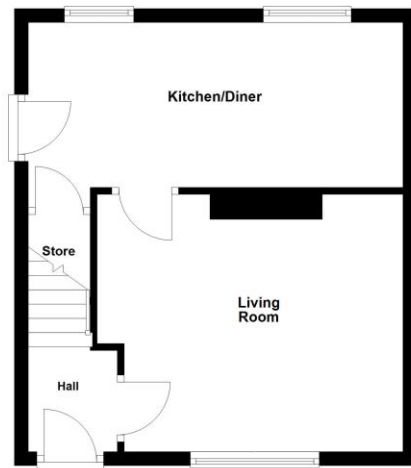
COUNCIL TAX BAND: A

EPC RATING: C

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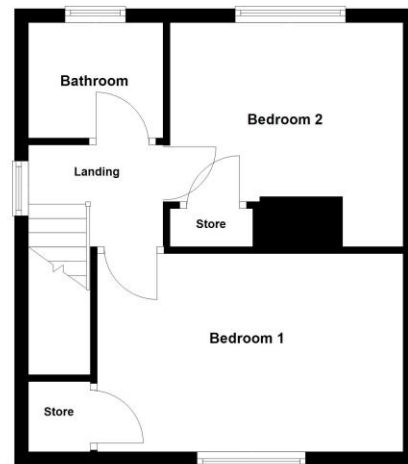
Ground Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 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



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.

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