



## Eastgate Choppington

- Semi Detached House
- Three Bedroom
- No Onward Chain
- Freehold
- EPC: C/ Council Tax:A

**£100,000**



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ROOK  
MATTHEWS  
SAYER

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# Eastgate

## Choppington NE62 5SB

Recently fully refurbished family sized home ideal for first time buyers or investors. This property has been much improved by the current vendors with replaced electrics, central heating system, glazing and decor throughout. Accommodation comprises of - entrance porch/hallway, spacious lounge with doors to the rear garden, refitted breakfast kitchen and a modern ground floor bathroom. The first floor has three good sized bedrooms while externally there are gardens to the front and rear aspect with the rear backing onto fields. Offered with no upper chain.

### PRIMARY SERVICES SUPPLY

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

### 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.

### ACCESSIBILITY

Suitable for wheelchair users, level access.

### 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

BD004023cm/so07.02.2025.v.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	89 B
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

