



Ford Park | Choppington | NE62 5TL

£130,000

Located in the popular residential area of Stakeford with local transport links and amenities on the doorstep.

The property is within a stone throw of the fantastic views and parks of the Wansbeck river which is appealing to most people. The property is offered with no upper chain and is ready to move in and put your own stamp on. The ground floor comprises of Lounge/diner, kitchen and downstairs cloaks. The first floor has three bedrooms and a family bathroom. Externally easy maintenance garden to the front and a paved rear garden with outhouse. Early viewing is recommended to appreciate this lovely home.

ROOK
MATTHEWS
SAYER



End Terrace House

Front & Rear Garden

Three Bedroom

No Onward Chain

Downstairs Wc

EPC:C/ Council Tax:A

Ideal First Time Buy

Freehold

For any more information regarding the property please contact us today

Entrance

UPVC entrance door, storage cupboard with boiler.

Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator, storage cupboard.

Downstairs wc 5.87ft x 2.54ft (1.78m x 0.77m)

Low level wc, wash hand basin (set in vanity unit), tiled flooring, low level wc, cladding to walls.

Lounger/Diner 23.87ft x 11.80ft (7.27m x 3.59m)

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

Kitchen 11.28ft x 10.58ft (3.43m x 3.22m)

Double glazed window to rear, double 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 double oven, gas hob with extractor fan above, space for fridge, vinyl flooring, double glazed door to rear.

First Floor Landing

Double glazed window to side, built in cupboard.

Bedroom One 12.82ft x 9.86ft (3.90m x 3.00m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, built in cupboard.

Bedroom Two 11.80ft x 9.79ft (3.59m x 2.98m)

Double glazed window to rear, single radiator.

Bedroom Three 9.69ft x 6.98ft (2.95m x 2.12m)

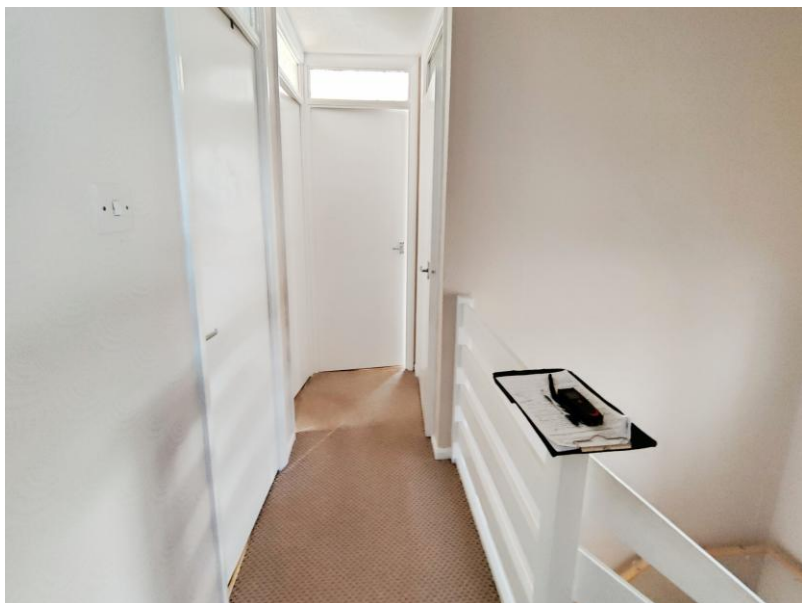
Double glazed window to rear, single radiator.

Bathroom 9.63ft x 5.59ft (2.93m x 1.70m)

Three piece white suite comprising of; panelled bath, wash hand basin (Set in vanity unit), low level wc, spotlights, double glazed window to front, heated towel rail, part tiling to walls, cladding to walls.

External

Low maintenance garden to front, flower beds. Low maintenance garden to rear, patio area. Detached outhouse.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: ADSL
Mobile Signal Coverage Blackspot: No
Parking: Communal parking

Solar panels- subject to a green deal

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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**ROOK
MATTHEWS
SAYER**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 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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