



Elizabeth Street Chopwell

- Mid Terrace House
- Two Bedrooms
- Ground Floor WC
- Front Garden
- Rear Yard

OIEO £ 90,000



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ROOK
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10 Elizabeth Street

Chopwell, NE17 7JJ

THIS TWO-BEDROOM TERRACED HOUSE IS FOR SALE ON ELIZABETH STREET AND PRESENTS A GREAT OPPORTUNITY FOR FIRST-TIME BUYERS AND BUYERS WHO LOVE THE COUNTRYSIDE. THE PROPERTY IS IN GOOD CONDITION AND FEATURES A WELCOMING RECEPTION ROOM WITH SLIDING DOORS OPENING OUT TO THE GARDEN, PROVIDING PLEASANT VIEWS OVER THE SURROUNDING AREA. THE ENCLOSED FRONT GARDEN AND REAR YARD ADD OUTDOOR SPACE FOR RELAXATION, WHILE ON-STREET PARKING IS AVAILABLE DIRECTLY OUTSIDE.

INSIDE, THE HOME OFFERS A DOUBLE BEDROOM WITH BUILT-IN WARDROBES AND A SECOND DOUBLE BEDROOM, ACCOMMODATING FLEXIBLE LIVING ARRANGEMENTS. THE KITCHEN INCLUDES A DINING SPACE AND A UTILITY ROOM, PROVIDING PRACTICAL SOLUTIONS FOR EVERYDAY NEEDS. THE BATHROOM IS FITTED WITH A SHOWER OVER THE BATH.

CHOPWELL IS A VILLAGE POSITIONED ON THE EDGE OF THE DERWENT VALLEY, GIVING EASY ACCESS TO LOCAL PARKS AND SCENIC WALKING ROUTES. THE POPULAR CHOPWELL WOODLAND PARK IS NEARBY, IDEAL FOR WEEKEND WALKS OR CYCLING OUTINGS. THE HIGH STREET IN CHOPWELL OFFERS LOCAL SHOPS FOR DAILY CONVENIENCE.

FOR THOSE NEEDING PUBLIC TRANSPORT, THERE ARE REGULAR BUS SERVICES CONNECTING CHOPWELL TO NEWCASTLE CITY CENTRE AND SURROUNDING TOWNS, WITH BLAYDON TRAIN STATION SITUATED A SHORT DRIVE AWAY. FROM BLAYDON, JOURNEYS TO NEWCASTLE CENTRAL STATION TAKE UNDER 20 MINUTES, OPENING ACCESS TO BROADER RAIL CONNECTIONS.

THIS HOUSE IS OFFERED WITH NO ONWARD CHAIN, MAKING THE PURCHASE PROCESS STRAIGHTFORWARD. WITH ITS COMBINATION OF PRACTICAL LIVING SPACE, GREEN SURROUNDINGS, AND ACCESS TO PUBLIC TRANSPORT, THIS PROPERTY PROVIDES A COMFORTABLE BASE IN THE HEART OF CHOPWELL.

The accommodation:

Entrance:

UPVC door to the front and radiator.

Lounge: 16'3" 4.95m into alcove x 10'10" 3.30m

UPVC French doors with views, gas fire with surround and radiator.

Kitchen: 14'3" 4.34m x 10'6" 3.20m

Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, space for free standing cooker, storage and two radiators.

Utility Room:

UPVC window, UPVC door, plumbed for washing machine and radiator.

WC:

UPVC window, low level wc, wash hand basin and radiator.

First Floor Landing:

Radiator.

Bedroom One: 13'0" 3.96m into alcove x 11'7" 3.53m

UPVC window, storage and radiator.

Bedroom Two: 9'11" 3.052m x 8'10" 2.69m into alcove

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower, low level wc, wash hand basin, part tiled and radiator.

Externally:

There is an enclosed garden to the front and a rear yard. There is also on street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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

