



Cleaswell Hill | Choppington | NE62 5DW

£90,000

Located on a popular estate in Choppington, this spacious home is sure to appeal to a wide range of buyers, particularly first-time buyers looking to take their first step onto the property ladder. Offered for sale with no upper chain, the property presents an excellent opportunity for a new owner to put their own stamp on it and create a wonderful family home.

The ground floor accommodation comprises a welcoming lounge, a kitchen/diner, and access through to an outhouse/storage area, providing useful additional space. To the first floor are three bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from a low-maintenance front garden, while to the rear there is a generous lawned garden, ideal for families, outdoor entertaining, or simply enjoying the outside space. Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

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Semi Detached House

Front & Rear Gardens

Three Bedroom

Non-Standard Construction

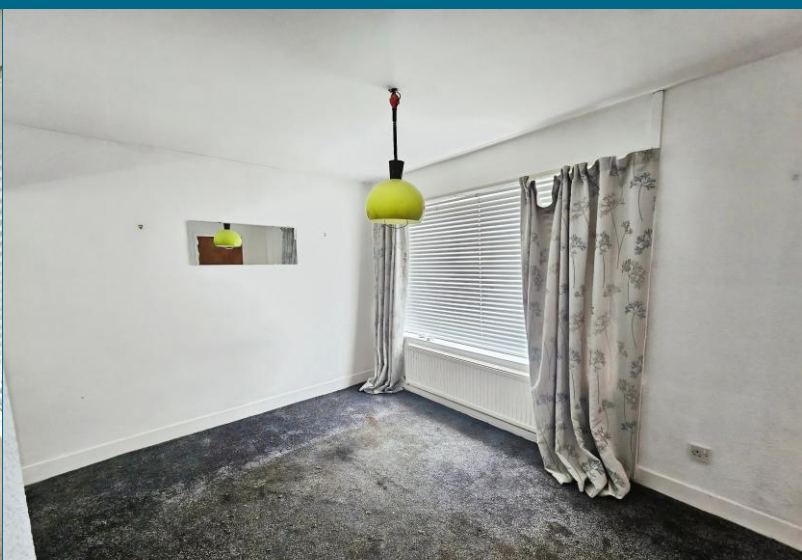
Kitchen/Diner

Freehold

No Onward Chain

EPC:D/ Council Tax:A

For any more information regarding the property please contact us today



T: 01670 531114

Bedlington@rmsestateagents.co.uk

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Entrance

UPVC entrance door, double glazed window side.

Entrance Hallway

Stairs to first floor landing, storage cupboard, double glazed window to side.

Lounge 12.81ft x 10.66ft (3.90m x 3.24m)

Double glazed window to front, radiator.

Kitchen 19.03ft x 11.26ft (5.80m x 3.43m)

Two double glazed windows to rear, two double radiators, fitted with a range of wall, floor and drawer units with coordinating 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 freezer, plumbed for washing machine, , tiling to floor, built in pantry, fireplace with gas fire, double glazed door to side.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 10.49ft x 10.87ft (3.19m x 3.31m)

Double glazed window to front, single radiator.

Bedroom Two 11.06ft x 9.80ft (3.37m x 2.98m)

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

Bedroom Three 8.39ft x 7.99ft (2.55m x 2.43m)

Double glazed window to front and side, single radiator, built in cupboard.

Bathroom 6.45ft x 4.28ft (3.18m x 1.30m)

Double glazed window to rear, mains shower, wash hand basin (Set in vanity unit), heated towel rail, cladding to walls and ceiling.

Separate Wc 6.45ft x 2.44ft (1.96m x 0.74m)

Double glazed window to side, low level wc.

External

Low maintenance front garden, artificial grass. Rear garden laid to lawn, screen fencing.

Outhouse

Attached outhouse, lighting.

PRIMARY SERVICES SUPPLY

Electricity: unknown

Water: unknown

Sewerage: unknown

Heating: unknown

Broadband: none

Mobile Signal Coverage Blackspot: unknown

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

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this is non-standard construction.

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: D

BD009014SB/SJ15.07.2026.v.1

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan to follow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

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.

