



Stakeford Lane | Choppington | NE62 5JA

Offers In Excess Of £180,000

Situated in the popular area of Choppington, this delightful three-bedroom semi-detached property has been beautifully updated and is sure to appeal to a range of buyers.

The accommodation comprises a welcoming lounge featuring a bay window to the front, creating a bright and comfortable living space. To the rear, the modern kitchen/dining area boasts a stylish feature island and French doors opening onto the garden, making it ideal for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom finished to a modern standard.

Externally, the property benefits from off-street parking to the front, leading to a garage. The rear garden is mainly laid to lawn, providing an excellent space for outdoor enjoyment.

Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

RMS | Rook
Matthews
Sayer



3



2



1

Semi Detached House

Front & Rear Gardens

No Onward Chain

Driveway

Modern Throughout

Freehold

Three Bedrooms

EPC: C/ Council Tax: B

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre is available

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

We have been informed that there has been Removal of internal walls or chimneys or change of use

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: B

EPC RATING: C

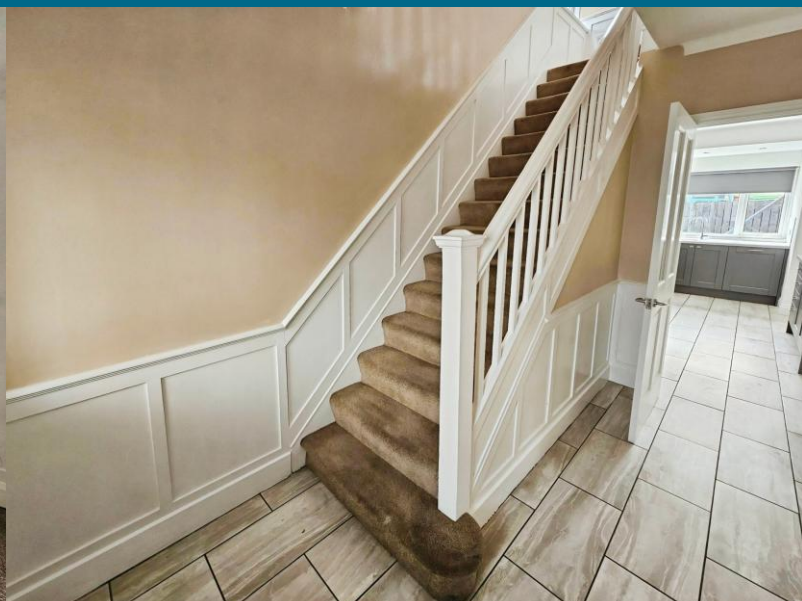
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BD009029.10.08.2026.SB.LB.V.1

T: 01670 531114

Bedlington@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Entrance Porch

Via UPVC entrance door, double glazed door double glazed windows to front and side.

Entrance Hallway

Stairs to first floor landing, tiled flooring, single radiator, original stained-glass window to front.

Lounge 10.96ft x 11.93ft (3.34m x 3.63m)

Double glazed window to front, single radiator, built in storage cupboard, open to:

Kitchen/ Dining Room 18.40ft x 16.04ft (5.60m x 4.88m)

Double glazed window 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, gas hob with extractor fan above, space for fridge freezer, integrated dishwasher, island with fitted wine racks, tiling to floor, spotlights, double glazed door to side, double glazed French doors to rear.

Utility Room/ Outhouse 6.19ft x 5.82ft (1.88m x 1.77m)

Double glazed window to rear, plumbed for washing machine, concrete flooring.

First Floor Landing

Double glazed window to side, loft access, double radiator.

Loft

Partially boarded, pull-down ladders.

Bedroom One 14.34ft x 11.87ft (4.37m x 3.61m)

Double glazed bay window to front, double radiator.

Bedroom Two 13.04ft x 11.91ft (3.97m x 3.63m)

Double glazed window to rear, single radiator.

Bedroom Three 7.52ft x 5.75ft (2.29m x 1.75m)

Double glazed window to front, double radiator.

Bathroom 7.17ft x 6.21ft (2.18m x 1.89m)

Three-piece white suite comprising of; panelled bath with mains shower over, wash hand basin (Set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring, extractor fan.

External

Front Garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, patio area.

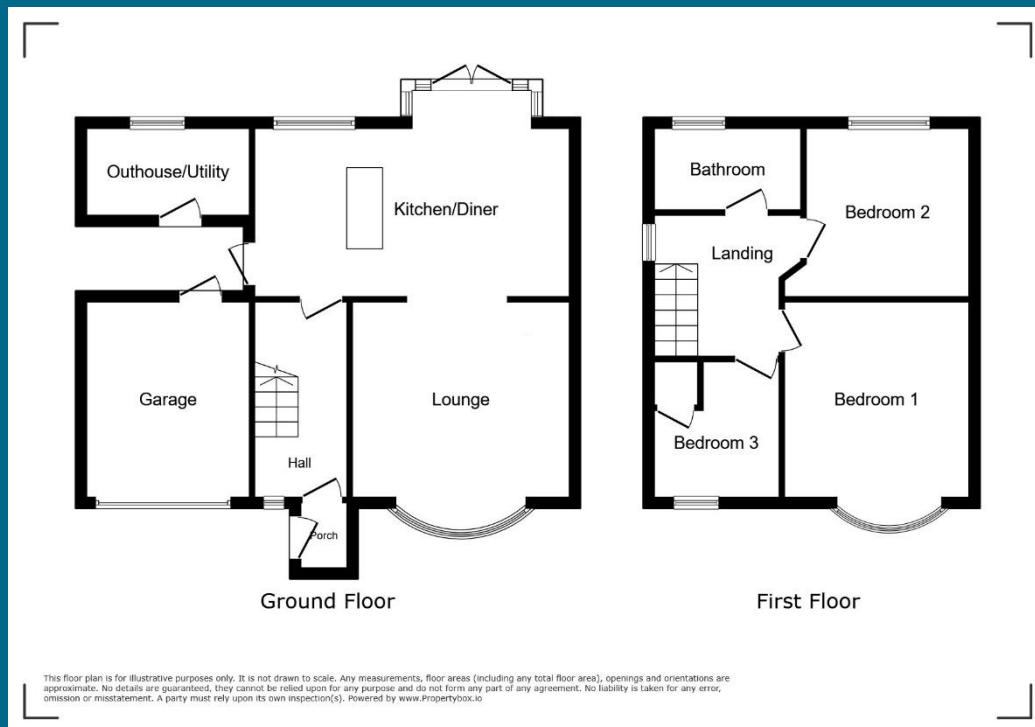
Outhouse

Attached outhouse with power and lighting, water supply.

Garage

Attached single garage with up and over door, power and lighting.

The property has recently had a complete new roof installed and wall ties replaced.



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.

