



Leander Avenue | Choppington | NE62 5AX

Offers In Excess Of £195,000

Located in the popular Wanbeck Estate this fully renovated and updated bungalow will appeal to most. The property has had a full rewire, new boiler, kitchen and bathroom so it's ready to move into. The decor is to a high standard and will appeal to most buyers. It offers lounge, kitchen with breakfast bar, two bedrooms and an updated modern bathroom. Externally driveway to the front leading to garage, the rear has low maintenance garden which can be updated if needed. We anticipate this to be popular so early viewing is essential.

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Semi Detached Bungalow

No Onward Chain

Two Bedroom

Driveway & Gardens

Popular Location

Freehold

Fully Renovated

EPC: C/ Council Tax:B

For any more information regarding the property please contact us today

Entrance

Via composite door.

Entrance Hallway

LVT flooring, double radiator.

Lounge 17.38ft x 11.78ft (5.29m x 3.59m)

Double glazed windows to front, double radiator, television point, coving to ceiling.

Kitchen 9.54ft x 8.09ft (2.90m x 2.46m)

Double glazed window to rear, wall mounted radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sunk unit and drainer with mixer tap, breakfast bar, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge freezer and dishwasher, LVT flooring, spotlights, door to garage.

Bedroom One 11.78ft x 13.63ft (3.59m x 4.15m)

Double glazed patio doors to rear, double radiator.

Bedroom Two 9.35ft x 9.83ft (2.84m x 2.99m)

Double glazed window to front, double radiator.

Bathroom 6.73ft x 5.48ft (2.05m x 1.67m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window to side, heated towel rail, part tiling to walls, LTV flooring, loft access, storage cupboard.

External

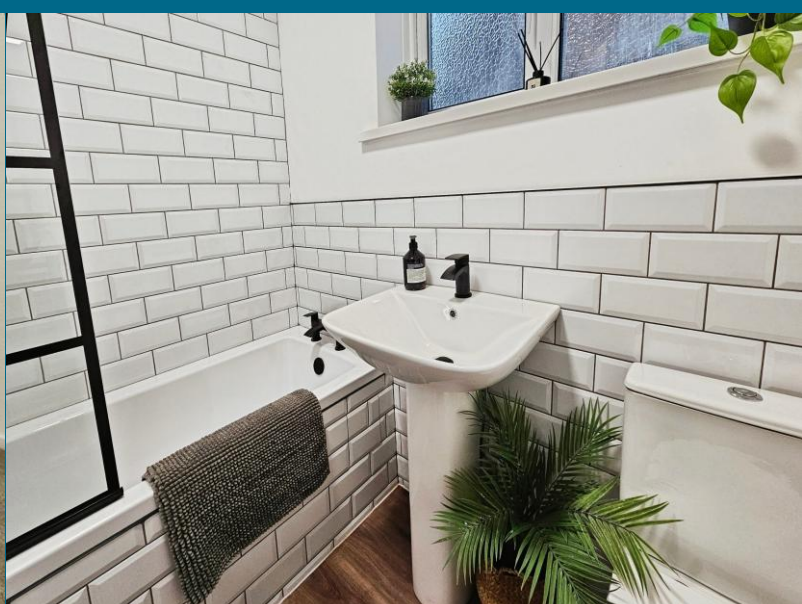
Low maintenance garden to front, block paved driveway, gravelled area UPVC door to converted garage area. Low maintenance rear garden, gravelled area, door to converted garage area.

Garage Area- Converted utility, plumbed for washing machine.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Driveway and garage

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: B

EPC RATING: C

BD008791SB/SJ09.02.2026.v.2

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

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.

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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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