



Stable Road | Choppington | NE62 5FA

Offers In Excess Of £150,000

Immaculate two bedroom property, nicely located on the recently developed Willow farm estate in Choppington. This perfectly presented and ready to move into, two bedroom property is close to good road and transport links and comprises briefly: entrance hallway, modern fitted kitchen with integral appliances, downstairs w.c, lounge with French doors to rear garden, stairs to the first floor landing, two double bedrooms and a bathroom. Externally there is an enclosed garden to the rear with lawn and patio area and a multi-car driveway to the front for off street parking. Early viewings are strongly advised.

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Semi Detached House

Ideal First Time Buy

Two Double Bedrooms

Immaculate Presentation

No Onward Chain

Freehold

Downstairs Wc

EPC: B/ Council Tax: B

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: 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.

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

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: B

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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Downstairs Wc

Low level wc, wash hand basin, extractor fan, vinyl flooring, part tiling to walls, single radiator.

Lounge 10'01ft x 13'07ft (3.04m x 3.96m)

French doors, radiator, television point.

Kitchen/ Dining Room 14'08ft x 8'04ft (4.26m x 2.43m)

Double glazed window to front, radiator, 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, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, freezer and washing machine, vinyl floor, spotlights.

Bedroom One 9'05ft x 13'08ft max (2.74m x 3.96m)

Double glazed window to rear, radiator.

Bedroom Two 8'01ft x 13'07ft max (2.43m x 3.98m)

Two double glazed window to front, radiator, built in cupboard.

Bathroom 6'11ft x 5'06ft (1.82m x 1.52m)

Three piece white suite comprising of; paneled bath with mixer shower over, wash hand basin, low level wc, spotlights, heated towel rail, part tiling to walls, tiled flooring, extractor fan.

External

Double driveway to front. Rear garden laid mainly to lawn, patio area, side access.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	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.