



Westwood Gardens | Choppington | NE62 5YF

Offers In Excess Of £210,000

Located in the popular Wansbeck Estate tucked away in a cul de sac this extended semi detached home will appeal to most families looking for their next home. The house has been well maintained and offers spacious living. The ground floor has lounge open plan dining room leading to extended kitchen with utility space and downstairs cloaks, it also has an additional room which can be used for a study. The first floor has three double bedrooms and a family bathroom. Externally multicar driveway to the front and generous gardens to the rear. Viewing is essential to appreciate this lovely home.

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Extended Semi Detached

Multi Car Driveway

Three Double Bedroom

No Onward Chain

Two Reception Rooms

Freehold

Downstairs Wc

EPC: tbc/ 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 Cabinet
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.

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

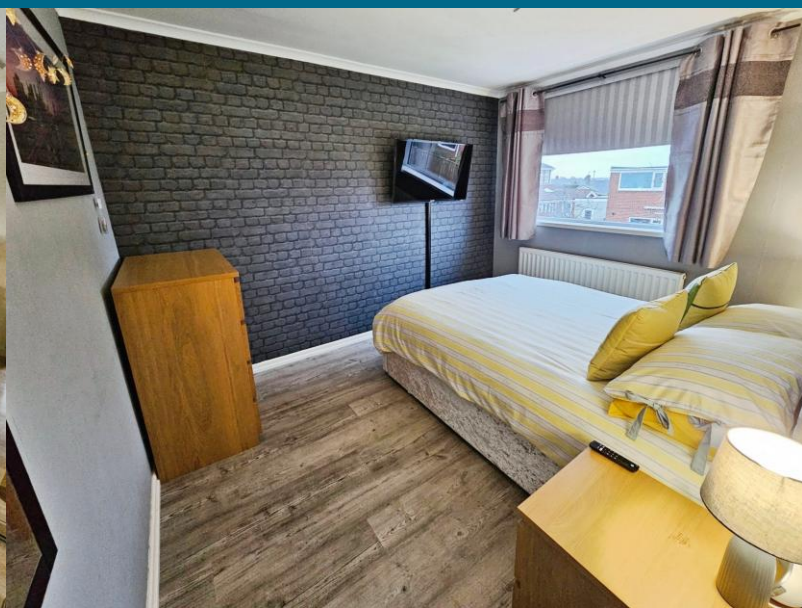
COUNCIL TAX BAND: B
EPC RATING: TBC

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Entrance Porch

Via UPVC entrance door, double glazed windows, storage cupboard.

Entrance Hallway Stairs to first floor landing, laminate flooring, double radiator, storage cupboard.

Downstairs Wc 4.36ft x 2.66ft (1.32m x 0.81m)

Low level wc, floating wash hand basin, laminate flooring, extractor fan, cladding to walls.

Lounge 14.62ft x 11.54ft (4.45m x 3.51m)

Double glazed window to front, double radiator, fire surround with gas fire, television point, coving to ceiling, ceiling rose, picture rail.

Open Plan To Dining Room 16.17ft x 17.96ft (4.92m x 5.47m)

Double glazed window to rear, double glazed patio doors to rear, double radiator, dado rail, coving to ceiling.

Office Room 8.04ft x 7.27ft (2.45m x 2.21m)

Double glazed window to front, double glazed patio door to rear, single radiator, loft access.

Kitchen 19.05ft x 7.68ft (5.80m x 2.34m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, built in electric fan assisted double oven, electric hob with extractor fan above, space for fridge, plumbed for dishwasher and washing machine, built in storage, laminate flooring, spotlights, double glazed door to rear.

First Floor Landing

Double glazed window to side, loft access.

Loft

Pull down ladders.

Bedroom One 11.62ft x 8.09ft into wardrobes (3.54m x 2.46m)

Double glazed window to front, double radiator, fitted wardrobes and drawers, coving to ceiling.

Bedroom Two 10.29ft x 8.86ft (3.13m x 2.70m)

Double glazed window to rear, double radiator, coving to ceiling, television point.

Bedroom Three 7.74ft x 8.49ft (2.23m x 2.58m)

Double glazed window to front, television point.

Bathroom 8.73ft x 5.33ft (2.66m x 1.62m)

Double glazed window, three piece suite comprising of, double walk in shower cubicle (mains shower), low level wc and wash hand basin (set in vanity unit), spotlights, heated towel rail, tiled flooring and walls, cladding to ceiling.

External

Low maintenance garden to front, multi car block paved driveway. Rear garden laid mainly to lawn, patio area, garden shed.

EPC & Floorplan To Follow

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.

