



Fairway | Choppington | NE62 5LH

Offers In Excess Of £175,000

This three-bedroom semi-detached home is sure to appeal to a wide range of buyers. Situated on the ever-popular Wansbeck Estate in Choppington, the property is offered with no upper chain and provides an excellent opportunity for a buyer to create their ideal family home.

The ground floor features a spacious dual-aspect lounge/dining room, offering plenty of natural light, along with a separate kitchen providing access to the attached garage.

To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-street parking to the front, leading to the garage. To the rear, there is a generous enclosed garden, providing ample space for outdoor enjoyment and family activities.

Early viewing is highly recommended to fully appreciate the potential and accommodation this home has to offer.

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Semi Detached House

Garage & Driveway

Three Bedroom

No Onward Chain

Lounge/Diner

Freehold

Sought After Estate

EPC:D / 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: Cable

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.

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: B

EPC RATING: D

BD008943SB/SJ02.06.2026.v.2

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Entrance Porch

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

Lounge/ Diner 26.21ft x 12.91ft (7.98m x 3.93m)

Double glazed windows to front and rear, two radiators, modern marble fire surround with gas fire, television point, coving to ceiling.

Kitchen 10.73ft x 8.52ft (3.27m x 2.59m)

Double glazed window to rear, wall mounted radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, space for range oven, space for fridge and dishwasher, vinyl flooring, spotlights, door to garage, door to lounge/dining room.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 14.87ft x 10.96ft (4.53m x 3.34m)

Double glazed window to front, double radiator, fitted wardrobes.

Bedroom Two 11.93ft x 9.00ft into wardrobes (3.63m x 2.74m)

Double glazed window to rear, single radiator, fitted wardrobes.

Bedroom Three 10.00ft x 8.79ft (3.04m x 2.67m)

Double glazed window to front, double radiator.

Bathroom 9.63ft x 5.23ft (2.93m x 1.59m)

Double glazed window to side, panelled bath with electric shower over, wash hand basin set in vanity unit, double radiator, tiled walls, laminate flooring, extractor fan, built in cupboard.

Separate Wc 5.67ft x 2.68ft (1.72m x 0.81m)

Low level wc, double glazed window, tiled walls.

External

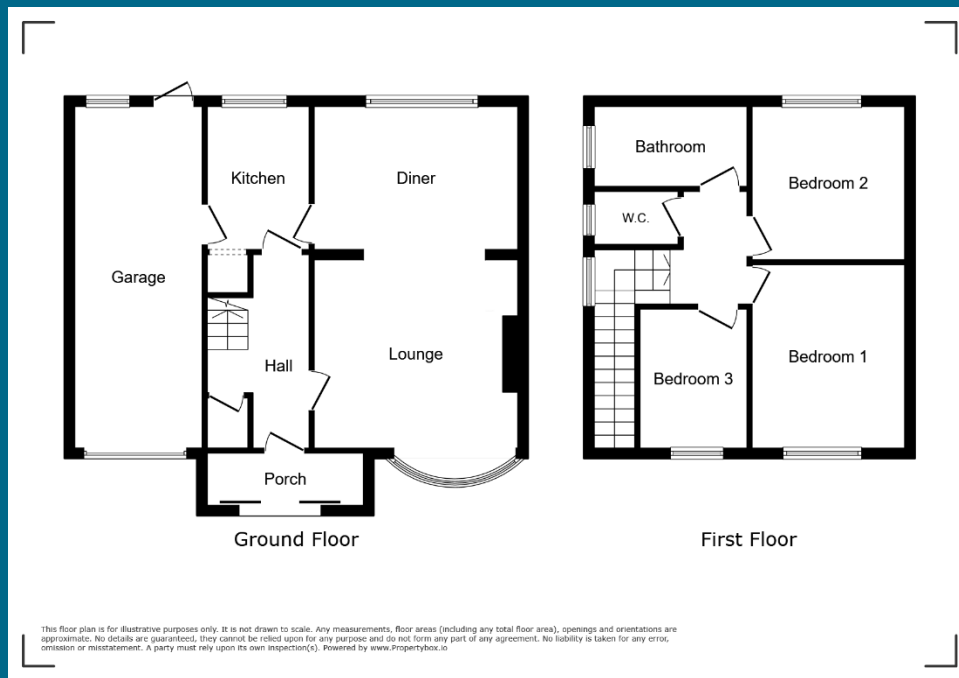
Front garden laid to lawn, flower borders block paved driveway leading to garage.

Rear garden laid to lawn, patio area.

Garage

Attached single garage with up and over door, power and lighting, plumbed for washing machine & extra fridge space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.

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