



Ashley Gardens | Choppington | NE62 5AG

Offers In Excess Of £180,000

Located on the popular family-friendly Wansbeck Estate, with local amenities and transport links close by, this semi-detached property is sure to appeal to a wide range of buyers. Offered with no upper chain, the home has been well maintained and is ready for its next owner to move straight into.

Upon entering the property, you are welcomed into a spacious open-plan kitchen featuring a breakfast bar, ample storage, French doors leading to the rear garden, and stairs to the first floor. The lounge/diner is accessed from the kitchen and benefits from a fabulous log-burning stove, creating a warm and inviting living space.

The former garage has been converted and is currently utilised as a study, although it could also serve as a fourth bedroom, offering excellent flexibility for modern family living.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a multi-jet massage shower. Externally, the front of the property provides off-street parking and a low-maintenance garden. The rear garden offers a patio area and a useful garden storage shed.

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

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Semi Detached House

Front & Rear Gardens

Three Bedrooms

No Onward Chain

Lounge/ Diner

Freehold

Office

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 & wood burner

Broadband: None

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: D

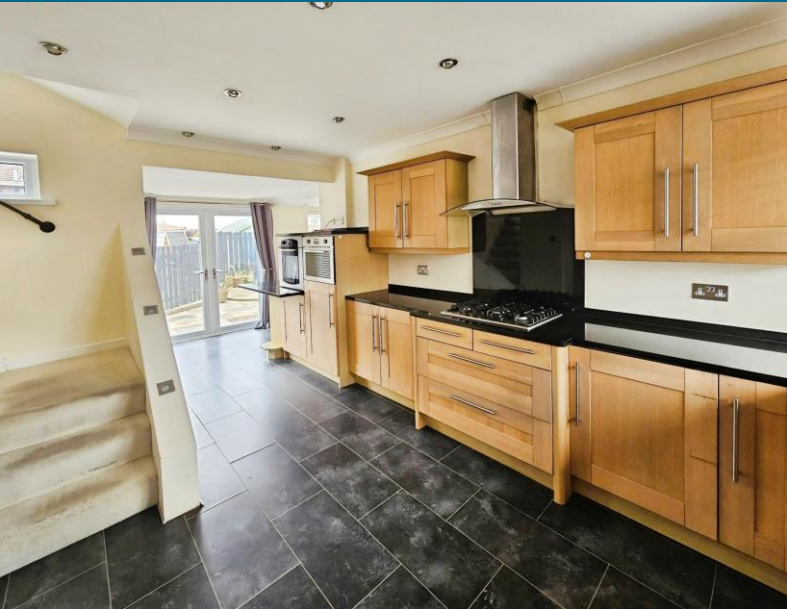
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Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Entrance

Via composite door, double glazed window to front, open plan to:

Kitchen/ Diner 21.91ft x 12.50ft (6.67m x 3.81m) L Shape

Double glazed window to front, double 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, upstands, built in electric fan assisted double oven, gas hob with extractor fan above, integrated fridge and dishwasher, plumbed for washing machine, laminate flooring, spotlights, built in cupboard, double glazed patio doors to rear.

Lounge/ Diner 19.30ft x 14.63ft (5.88m x 4.45m)

Two double glazed windows to front, two double radiators, fire surround with log burner, built in storage cupboard, television point, coving to ceiling.

Office 15.75ft x 7.19ft (4.80m x 2.19m) (converted garage)

Double glazed window to front, spotlights built in fire.

Bedroom One 14.83ft x 10.16ft (4.2m x 3.09m)

Double glazed window to front, double radiator built in cupboard, spotlights.

Bedroom Two 10.67ft x 8.96ft (3.25m x 2.73m)

Double glazed window to front, single radiator, coving to ceiling, loft access.

Bedroom Three 8.61ft x 8.21ft (2.62m x 2.50m)

Double glazed window to front, single radiator.

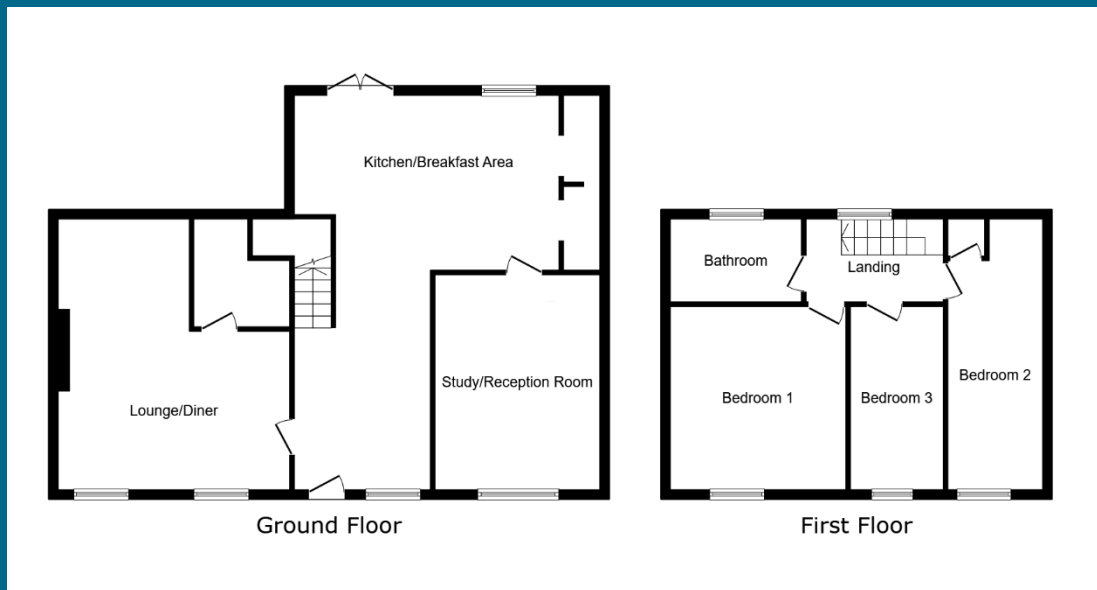
Bathroom 7.34ft x 5.34ft (2.23m x 1.62m)

Three piece white suite comprising of panelled bath with multijet shower over, wash hand basin, low level wc, double glazed window to rear, heated towel rail, tiling to walls and flooring.

External

Low maintenance garden to front, driveway. Low maintenance rear garden, patio area, garden shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 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.

