



Coleridge Drive | Choppington | NE62 5HD

**£140,000**

Located in the popular residential area of Choppington with great access to local amenities and transport links, this two bedroom house is a must view. Offered with no upper chain it briefly comprises of lounge diner, kitchen and conservatory to the ground floor. The first floor has two double bedrooms and a family bathroom. Externally it has driveway leading to garage to the front and then the rear has patio and garden area with shed. Early viewing is recommended.

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**Semi Detached House**

**Front & Rear Garden**

**Two Bedroom**

**Driveway & Garage**

**Conservatory**

**EPC:C/ Council Tax:A**

**Popular Location**

**Freehold**

For any more information regarding the property please contact us today

#### Entrance Porch

Via UPVC entrance door, double glazed window to side.

#### Lounge 15.55ft x 12.51ft (4.73m x 3.81m)

Double glazed window to front, two single radiator, television point, coving to ceiling, stairs to first floor landing.

#### Kitchen 12.45ft x 8.91ft (3.79m x 2.71m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge plumbed for washing machine, vinyl flooring, double glazed door to conservatory.

#### Conservatory 8.70ft x 9.47ft (2.65m x 2.88m)

Dwarf wall, double glazed windows, ceiling fan, laminate flooring, door to rear garden.

#### First Floor Landing

Double glazed window to side, loft access, built in storage cupboard.

#### Loft

Pull down ladders.

#### Bedroom One 12.56ft x 8.92ft (3.82m x 2.71m)

Double glazed window to rear, single radiator.

#### Bedroom Two 12.54ft x 7.74ft (3.82m x 2.35m)

Double glazed window to front, single radiator, built in cupboard.

#### Bathroom 7.31ft x 6.08ft (2.22m x 1.85m)

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

#### External

Front garden laid mainly to lawn, block paved driveway. Rear garden laid mainly to lawn, bushes and shrubs.

#### Garage

Attached single garage with up and over door.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: unknown  
Water: unknown  
Sewerage: unknown  
Heating: unknown  
Broadband: none  
Mobile Signal Coverage Blackspot: No  
Parking: garage and 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.

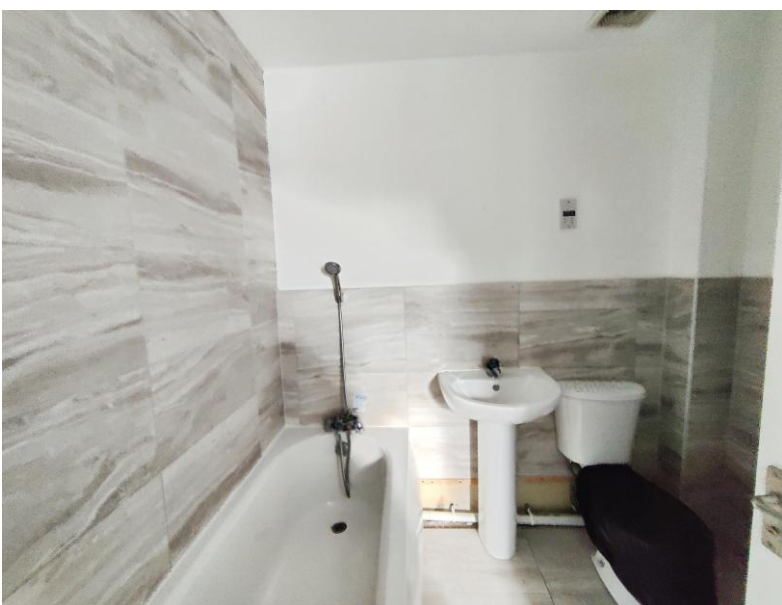
### TENURE

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: A**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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



**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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