



Ringway | Choppington | NE62 5XT

# Offers In Excess Of £170,000

Well presented bungalow in the ever popular Wansbeck estate with no upper chain. Close to local amenities and transport links making it an ideal home. This property has been well cared for and will appeal to most. It has modern interior with lounge, kitchen/diner, utility room, Two bedrooms and a family bathroom. To the front is a low maintenance garden with driveway leading to garage, the rear has a lawned garden with patio area and borders. Early viewing is essential as this will be very popular.

**RMS** | Rook  
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**Semi Detached Bungalow**

**Modern Throughout**

**No Onward Chain**

**Garage & Gardens**

**Kitchen/Diner**

**Council Tax: B/ EPC:D**

**Popular Location**

**Freehold**

For any more information regarding the property please contact us today



T: 01670 531114

Bedlington@rmsestateagents.co.uk

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Sayer

### Entrance

Via UPVC entrance door.

### Lounge 13.62ft x 9.86ft (4.15m x 3.00m)

Double glazed window to front, television point, coving to ceiling.

### Kitchen 10.34ft x 10.93ft (3.15m x 3.33m)

Double glazed window to rear, double 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, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, laminate flooring.

### Utility Room 7.24ft x 7.13ft (2.20m x 2.17m)

Double glazed window to rear, fitted wall and base units with work surface, space for fridge freezer, plumbed for washing machine, UPVC door to rear garden.

### Bedroom One 10.43ft x 11.49ft (3.17m x 3.50m)

Double glazed window to front, double radiator.

### Bedroom Two 11.49ft x 11.08ft (3.50m x 3.37m)

Double glazed window to rear, double radiator.

### Bathroom 7.10ft x 7.82ft (2.16m x 2.38m)

Three piece white suite comprising of; paneled bath with mains shower over, pedestal wash hand basin, low level wc, two double glazed windows to rear, double radiator, part tiling to walls, laminate flooring.

### External

Low maintenance front garden, graveled., driveway leading to garage. Rear garden laid mainly to lawn, patio area, bushes and shrubs, graveled area.

### Garage

Attached single garage with up and over door, power and lighting.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

#### MINING

The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee Rook Matthews Sayer.

#### 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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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