



Stakeford Lane | Choppington | NE62 5JA

# Offers In Excess Of £140,000

Well presented and updated this family home has lots to offer and will appeal to most. Located in the popular area of Choppington with good transport links and amenities this is a must view. The ground floor offers updated kitchen and diner, lounge with log burner and a ground floor cloaks. The first floor has two double bedrooms with a family bathroom and a hallway used as a study. Externally the front has low maintenance off street parking with access to the garage and the rear has lawned and patio area. Viewing is essential to appreciate this lovely home.

**RMS** | Rook  
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**Mid Terraced House**

**Log Burner**

**Two Double Bedroom**

**Garage & Garden**

**Downstairs Wc**

**Freehold**

**Updated Kitchen & Bathroom**

**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: Fibre To Premises

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 BAND: B**

**EPC RATING: D**

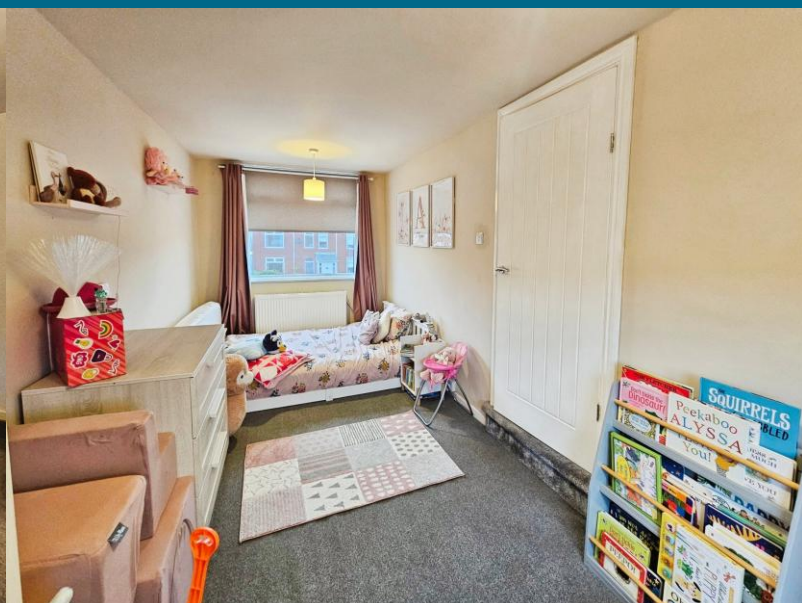
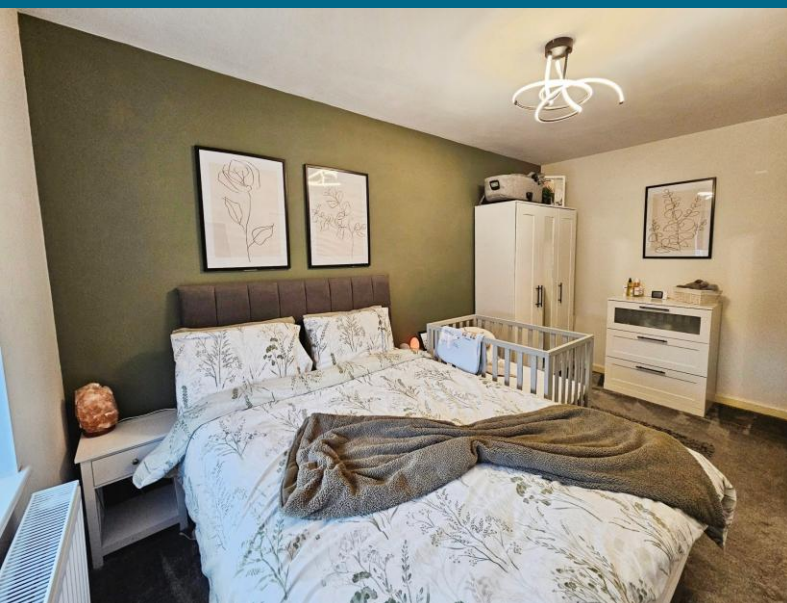
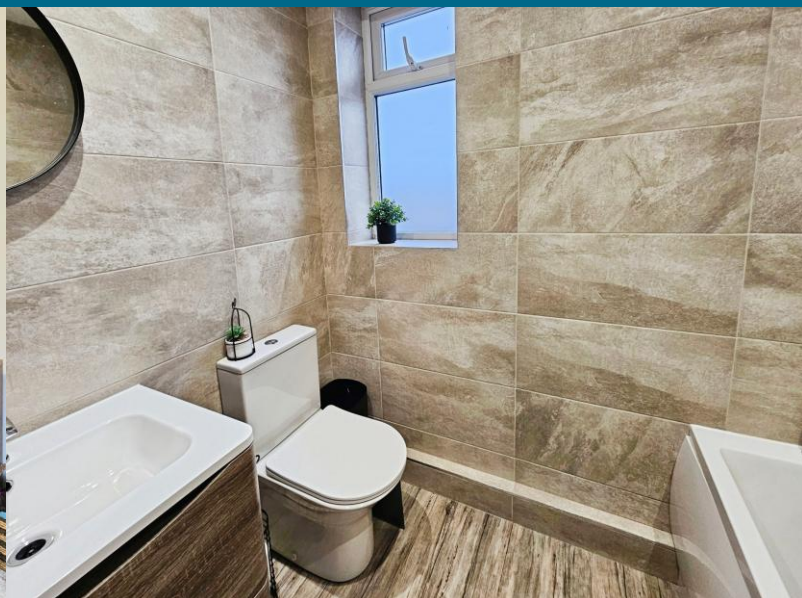
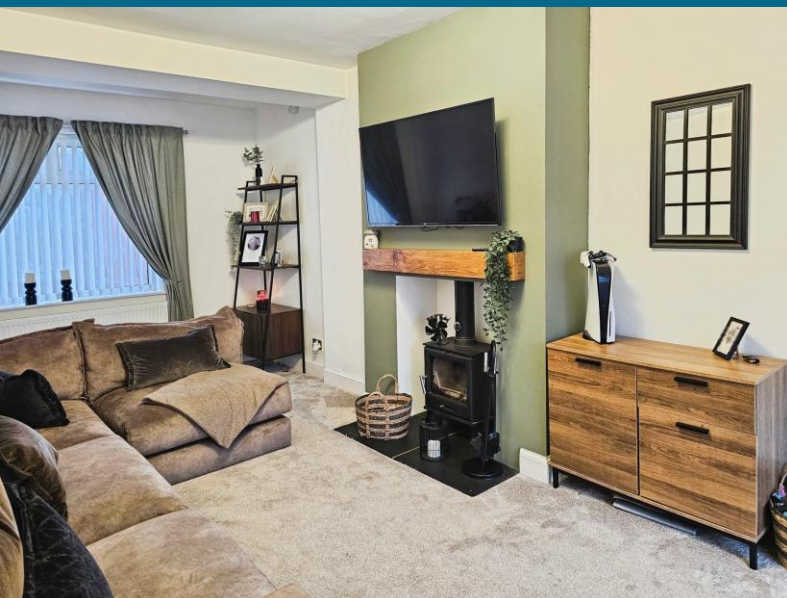
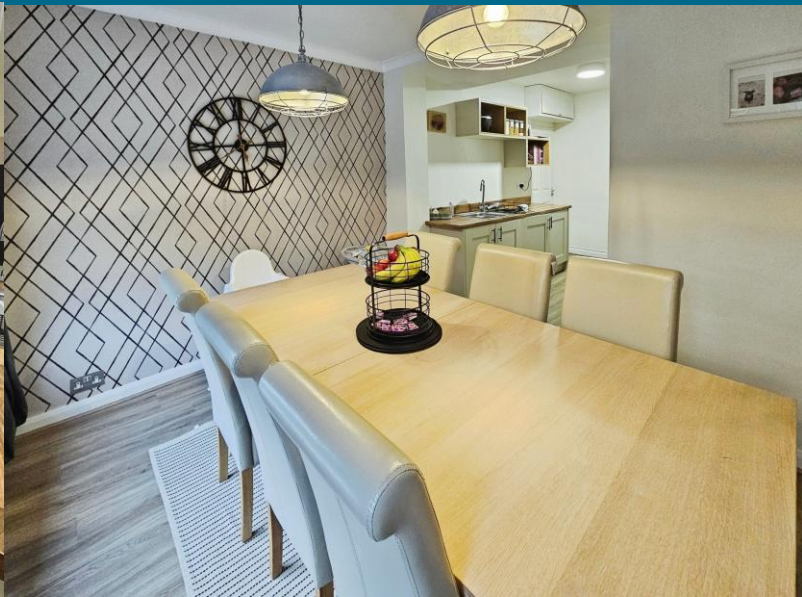
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#### Entrance

Via UPVC entrance door.

#### Entrance Hallway

Stairs to first floor landing.

Downstairs Wc 4.47ft x 2.50ft (1.36m x 0.76m)

Low level wc, floating wash hand basin, spotlights.

Lounge 10.49ft x 20.10ft (3.19m x 6.12m)

Double glazed window to front and rear, double radiator, log burner, television point.

Kitchen/ Dining Room 21.48ft x 11.44ft (6.54m x 3.48m)

Double glazed window to the 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, space for range cooker, electric hob, integrated fridge and washing machine, plumbed for washing machine, laminate flooring, double glazed door to rear.

#### First Floor Landing

Double glazed window to the rear, loft access.

Bedroom One 14.90ft x 9.35ft (4.54m x 2.84m)

Double glazed window to front, double radiator, television point.

Bedroom Two 17.16ft x 7.59ft (5.23m x 2.31m)

Double glazed window to front and rear, two double radiators.

Bathroom 6.94ft x 5.52ft (2.11m x 1.68m)

Three piece white suite comprising of panelled bath with shower over, wash hand basic (set in vanity unit), low level wc, spotlights, double glazed window to front, tiling to walls, laminate flooring, extractor fan.

#### External

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

#### Garage

Attached double length garage with up and over door, power and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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.

**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.



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