

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 FRONT STREET COURT GUIDE POST CHOPPINGTON NORTHUMBERLAND NE62 5QG



- SPACIOUS MODERN HOME
- EPC RATING C
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

- EASY COMMUTE TO MORPETH TOWN CENTRE
- COUNCIL TAX BAND B
- FREEHOLD PROPERTY

Price £130,000

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Nestled on Front Street in the area of Guide Post, Choppington, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. Boasting two well-proportioned bedrooms, this spacious modern home is designed to cater to contemporary living.

The property is ideally situated, offering convenient access to local shops and essential amenities, ensuring that daily necessities are just a stone's throw away. Furthermore, the excellent transport links make commuting to Morpeth town centre a breeze, allowing for easy access to a wider range of services and attractions.

Internally, the house is modern, providing a welcoming atmosphere that is perfect for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting environment for family life.

This property is not just a house; it is a home that offers comfort, convenience, and a sense of community. Whether you are looking to settle down with your family or seeking your first step onto the property ladder, this terraced house on Front court is a fantastic choice that should not be missed.

GROUND FLOOR

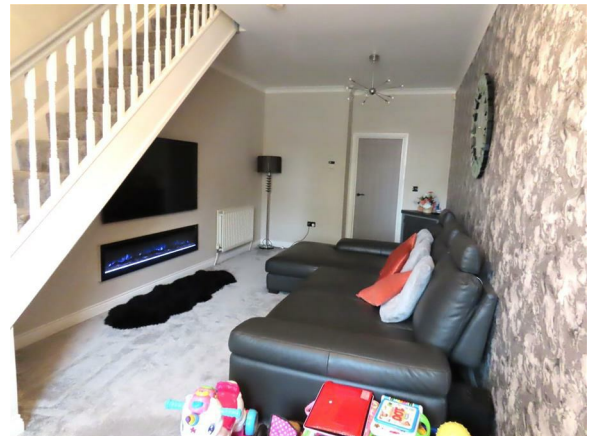
PORCH

Entered via a double glazed door, radiator.

SPACIOUS LOUNGE

10'5 x 22'5 (3.18m x 6.83m)

Double glazed sash window, two radiators, contemporary log effect electric fire, coving.



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KITCHEN DINER

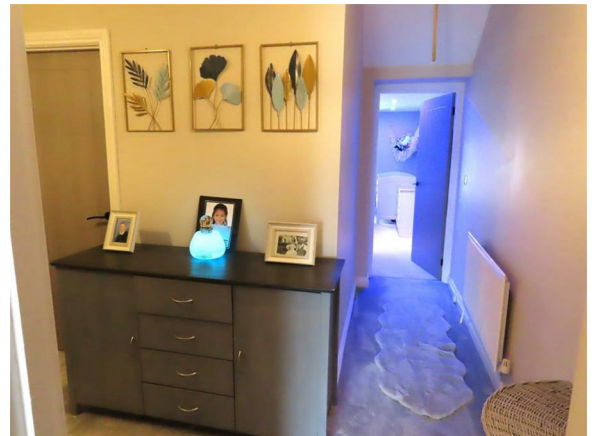
17'3 x 10'9 (5.26m x 3.28m)

Double glazed window, radiator, range of wall, base, floor and larder units with complimenting work tops, build in five ring gas hob with an extractor hood above, oven, integrated fridge and freezer, plumbed for a washing machine, sink with a drainer and mixer tap, tiled splash back, double glazed door to the rear.



FIRST FLOOR LANDING

Radiator, access to the loft via pull down ladders, full professionally boarded, with lighting.



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MASTER BEDROOM

15'4 x 10'6 (4.57m'1.22m x 3.20m)

Double glazed window, radiator.



BEDROOM TWO

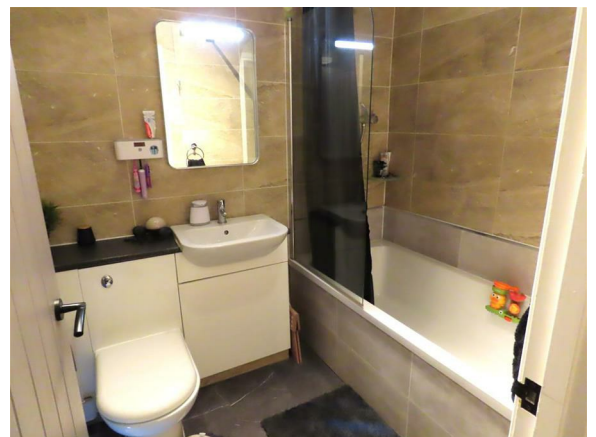
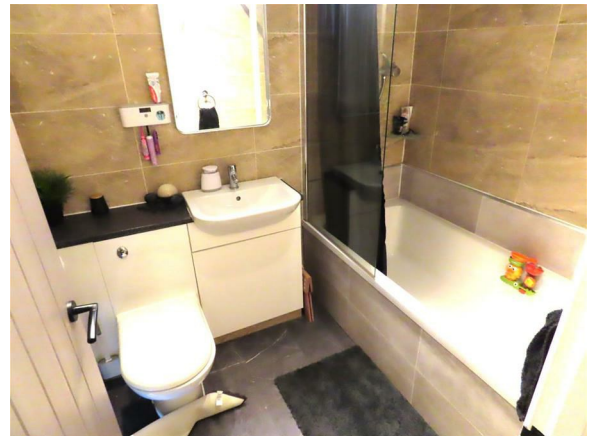
13'1 x 10'6 (3.99m x 3.20m)

Double glazed sash window, radiator.

BATHROOM

6'1 x 7'1 (1.85m x 2.16m)

Bath with a shower over, sink and low level wc set in a vanity display unit, heated towel rail, tiled floor.



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EXTERNALLY

Small area to the rear, allocated parking bay, paved small courtyard to the front.



TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker April 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 2 Front Court

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6651A

MORTGAGE
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		

