



Ashington Drive | Choppington | NE62 5BQ

Offers In Excess Of £275,000

Located in the sought-after area of the Wansbeck Estate, this beautifully refurbished and extended bungalow is a must-view property. Finished to a high standard throughout, this spacious home is ready to move straight into.

The accommodation comprises three well-proportioned bedrooms, and an impressive extended open plan kitchen/living and dining area featuring patio doors that open onto the wrap-around gardens, creating an ideal space for modern family living and entertaining. The property also benefits from a stylish four-piece family bathroom suite.

Externally, the home enjoys gardens to three sides, providing excellent outdoor space, together with off-street parking.

Early viewing is highly recommended to fully appreciate the quality, space, and location this fantastic home has to offer.

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3



2



1

Semi Detached Bungalow

No Onward Chain

Three Bedrooms

Off Street Parking

Four-Piece Bathroom

Freehold

**Corner Plot With Wrap Around
Gardens**

EPC: C/ 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 & underfloor heating
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.

Cladding Present

ACCESSIBILITY & ALTERATIONS

Significant repairs or
upgrades to the property? Yes
Removal of internal walls or
chimneys or change of use? Yes
Any other structural alterations? Yes, replaced garage for sitting room/kitchen
Was building regulation approval and completion certificate obtained or an equivalent : yes
Competent Person Scheme Certificate? Yes

Suitable for wheelchair users? Yes
Level access? Yes
Wet room? Yes

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

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.

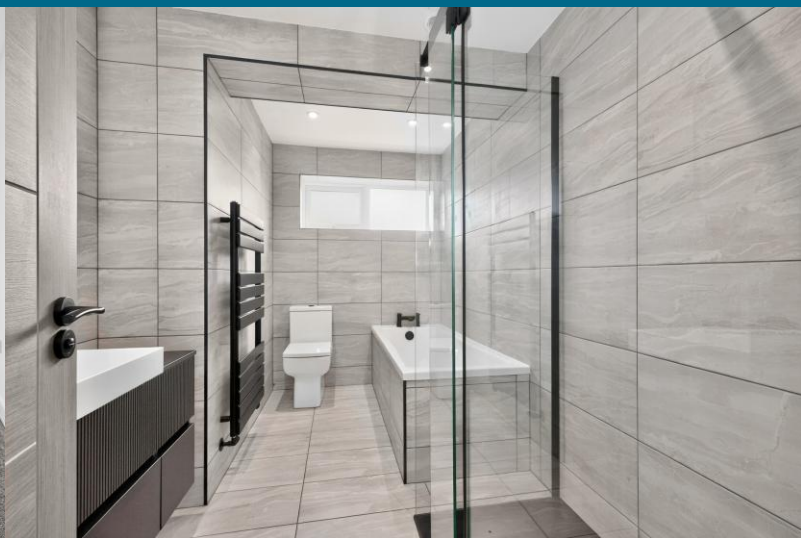
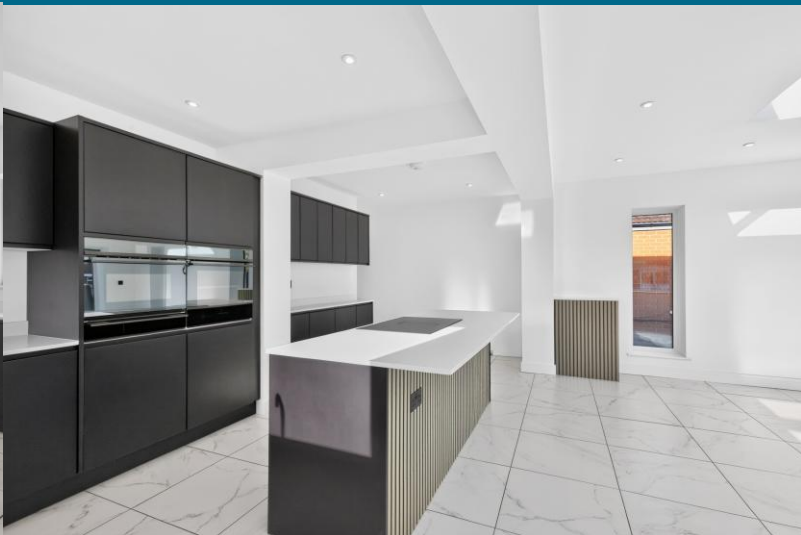
COUNCIL TAX BAND: B

EPC RATING: C
BD009104SB/SJ12.10.2026.v.1

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Entrance Porch

Via composite door, double glazed windows, leading to hallway.

Bedroom One 14'9ft x 11'8ft (4.50m x 3.55m)

Could be used as a lounge, double glazed patio doors to front, double radiator.

Kitchen/ Living/ Dining Room 24'1ft x 19'11ft (7.35m x 6.07m)

Double glazed windows to rear and side, 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 double oven, electric hob, space for fridge, integrated washing machine, dishwasher, tiling to floor, underfloor heating, spotlights, double glazed patio doors to rear.

Bedroom Two 12.10ft x 11'9ft (3.92m x 3.57m)

Double glazed window to rear, double radiator.

Bedroom Three 9'9ft x 9'5ft (2.69m x 2.87m)

Double glazed window to front, double radiator.

Bathroom 10'11ft x 6'8ft (3.33m x 2.03m)

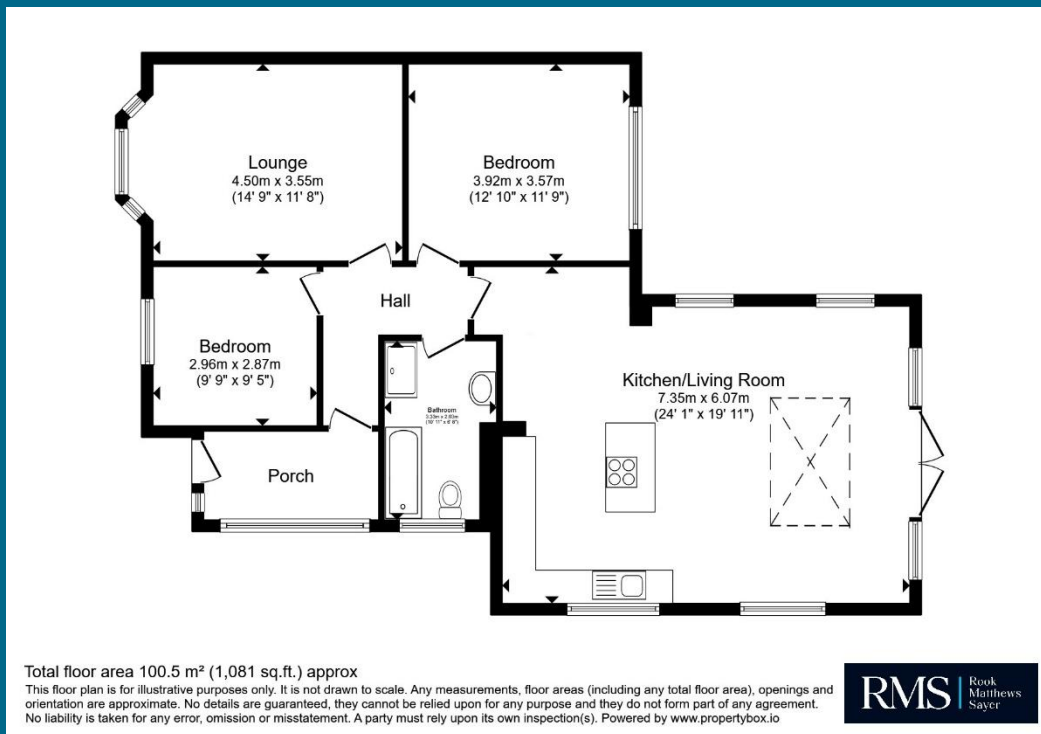
Four-piece white suite comprising of; panelled bath, wash hand basin (set in vanity unit), shower cubicle, low level wc, spotlights, double glazed window to side, heated towel rail, tiling to walls, tiled flooring, extractor fan.

External

Front garden laid mainly to lawn, bushes and shrubs, flower borders, walled surrounds, block paved driveway.

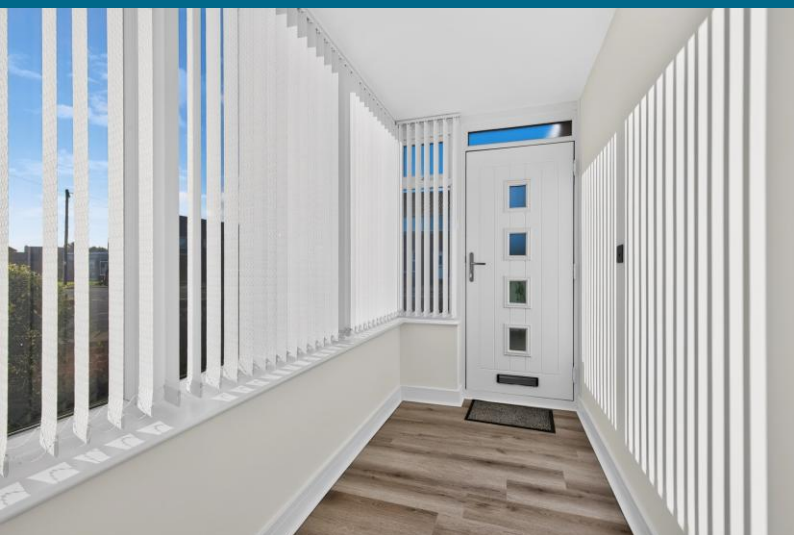
Rear garden laid mainly to lawn, patio area, screen fencing, water tap, gravelled area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	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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