



Ashington Drive | Choppington | NE62 5EL

Offers In Excess Of £135,000

Located on the popular Wansbeck Estate in Choppington, this delightful three-bedroom home is sure to appeal to a wide range of buyers, particularly those seeking a spacious family property.

The accommodation briefly comprises an inviting dual-aspect lounge featuring a charming fireplace, along with a modern open-plan kitchen/diner that provides an excellent space for family living and entertaining, with direct access to the rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a generous rear garden, ideal for children, pets, or outdoor entertaining, while to the front there is a driveway providing convenient off-street parking.

Early viewing is highly recommended to fully appreciate the accommodation, location, and lifestyle this lovely home has to offer.

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Semi Detached House

Off Street Parking

Three Bedrooms

Popular Location

No Onward Chain

Freehold

Open Plan Lounge Diner

EPC: D/ Council Tax:A

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas & Gas wood Burner

Broadband: Fibre To Premises

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.

Alterations

Significant repairs or upgrades to the property? Yes
Removal of internal walls or chimneys or change of use? Yes

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.

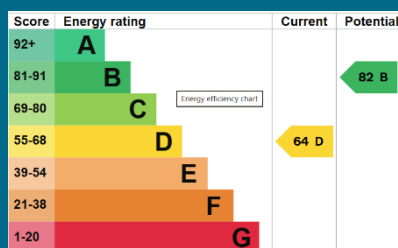
TENURE

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: D

BD009048SB/SJ21.09.2026.V.2



T: 01670 531114

Bedlington@rmsestateagents.co.uk

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Entrance

Via UPVC entrance door.

Entrance Hallway

Stairs to first floor landing.

Lounge 18.72ft x 10.69ft (5.70m x 3.25m)

Double glazed window to front and rear, two single radiator, fire surround with gas wood burner, television point, coving to ceiling.

Kitchen 18.83ft x 9.16ft (5.73m x 2.79m)

Double glazed window to side, single 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, space for fridge, plumbed for washing machine, laminate flooring, cupboard storage, double glazed patio doors to rear.

Bedroom One 12.89ft x 9.37ft (3.92m x 2.85m)

Double glazed window to front, single radiator.

Bedroom Two 10.40ft x 10.72ft (3.16m x 3.26m)

Double glazed window to front, single radiator.

Bedroom Three 8.28ft x 7.75ft (2.52m x 2.36m)

Double glazed window to rear, double radiator.

Bathroom 6.24ft x 5.70ft (1.90m x 1.73m)

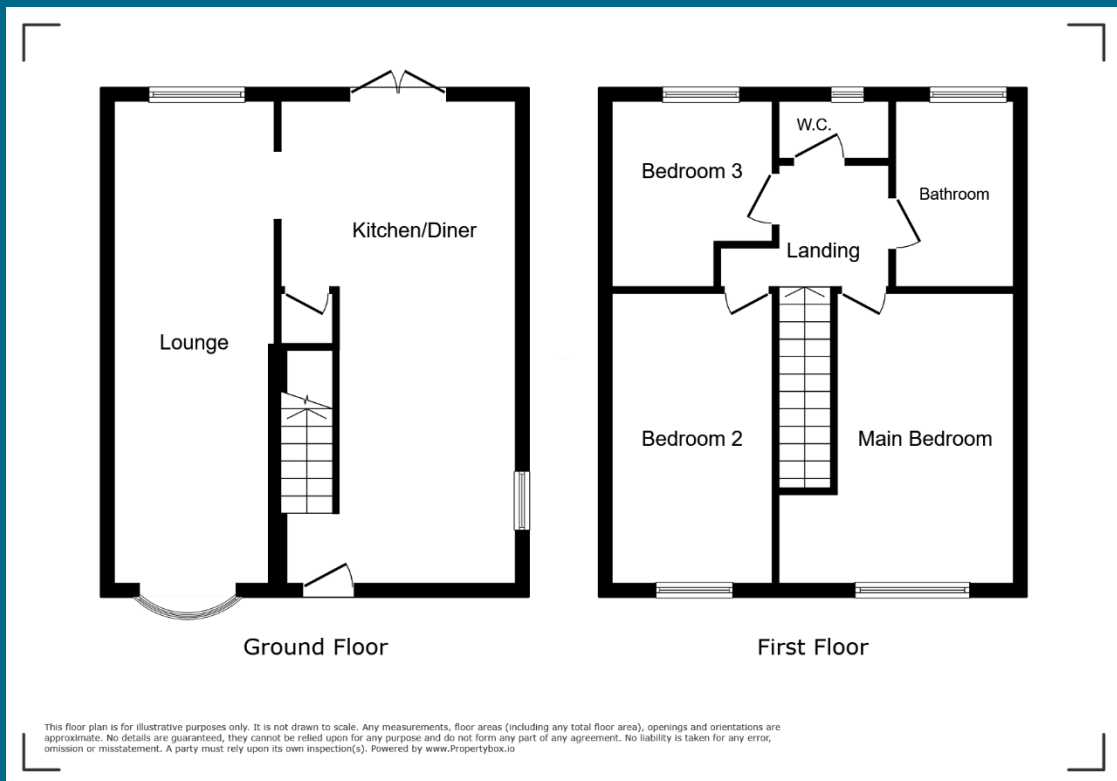
Double glazed window to rear, panelled bath with electric shower over, pedestal wash hand basin, double radiator, part tiling to walls, vinyl flooring.

Separate Wc 5.93ft x 2.53ft (1.80m x 0.77m)

Low level wc, double glazed window to rear.

External

Front Garden with bushes and shrubs, driveway. Rear garden laid mainly to lawn, patio area, garden shed.



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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