

SIGNATURE

NORTH EAST

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 Eastgate, Choppington NE62 5SB

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Offers Over £100,000

Signature North East proudly presents this refurbished two-bedroom semi-detached property is located in the heart of Choppington, offering a fantastic opportunity for first-time buyers or small families. Conveniently situated within walking distance of Choppington First School and just 1.7 miles from Bedlington and 5.2 miles from Morpeth, the home enjoys excellent transport links to surrounding towns including Newcastle, Blyth, and Whitley Bay. Nearby amenities include local shops, a post office, a chemist, and a bakery. Recent improvements include new internal doors and handles, a newly installed combi boiler with a five-year warranty, and a brand-new roof complete with a 10-year warranty for added peace of mind.

Upon entering, you're greeted by a newly fitted kitchen, installed in 2024, which boasts a range of stylish wall and base units complemented by sleek countertops. The living room is generously sized, featuring new laminate flooring and double patio doors that open onto the rear garden, flooding the room with natural light. Adjacent to the living room, you'll find a practical utility room with a tiled floor and plumbing for a washing machine, adding extra convenience to everyday living.

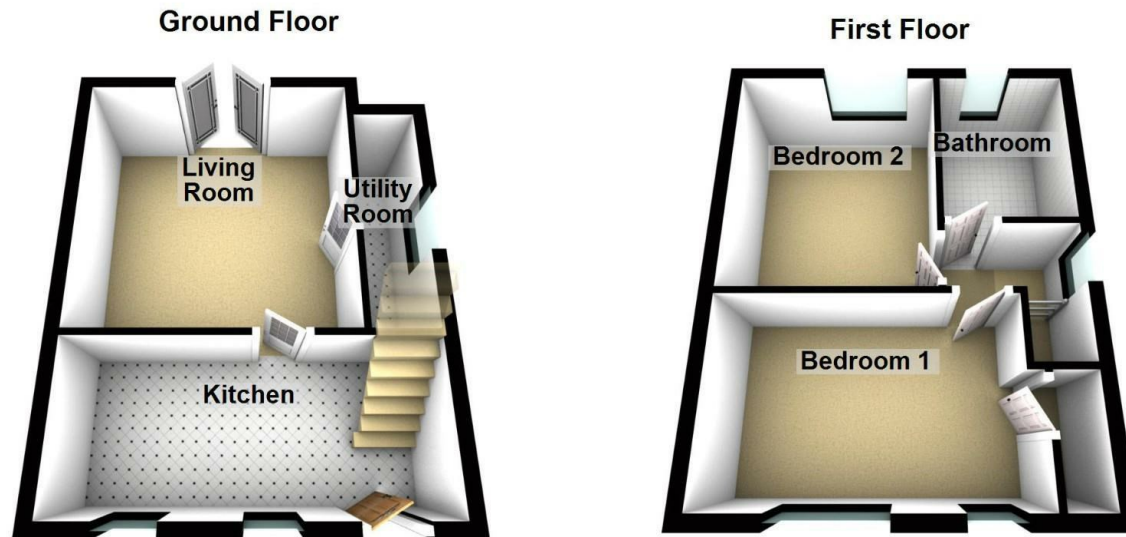
The first floor presents two generously sized bedrooms, both of which can easily accommodate double beds and additional furnishings. Bedroom one benefits from a built-in cupboard, perfect for additional storage. The landing, stairs, and both bedrooms have been recently fitted with brand-new carpets, ensuring a fresh and cosy feel throughout. Completing this level is the bathroom, equipped with a bathtub, shower, hand basin, and W.C.

Externally, the property offers impressive outdoor space. The south-facing rear garden, approximately 60 feet long, with large lawn area and a patio area. The front garden adds to the property's charm, while ample parking is available with on-street parking, requiring no permit.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
12'9" x 12'10"

Kitchen
16'2" x 7'1"


Utility Room
11'0" x 2'11"

Bedroom One
13'11" x 8'11"

Bedroom Two
11'3" x 9'9"

Bathroom
7'11" x 6'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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