



Walton Drive | Choppington | NE62 5EG

# Auction Guide Price £75,000+

This spacious semi detached property is a must view, although in need of modernization and updating it has potential to be made into a fantastic home. From the back of the property the views are amazing on a clear day. The ground floor has dual aspect lounge/diner, kitchen, cloaks, and utility/coal house. The first floor offers three bedrooms and a family bathroom. Externally driveway to the front and the rear offers patio area and sloping spacious garden.

**RMS** | Rook  
Matthews  
Sayer



**Semi Detached House**

**In Need Of Updating**

**Three Bedroom**

**No Onward Chain**

**Lounge/Diner**

**Freehold**

**Downstairs Wc**

**EPC:D / Council Tax:A**

For any more information regarding the property please contact us today

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: N/a 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. -

#### 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**

BD008850SB/SJ31/03/2026.v.2

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Entrance

Entrance via UPVC door.

Entrance

Stairs to first floor landing, single radiator, storage cupboard, wood floor.

Downstairs Wc

Low level wc, wash hand basin, double glazed window.

Lounge 13.16ft x 17.01ft (4.01m x 5.18m)

Double glazed window to front, double glazed patio doors to rear, double radiator, fire surround with gas fire, television point, telephone point, coving to ceiling.

Kitchen 11.14ft x 9.99ft (3.39m x 3.04m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge, plumbed for washing machine, laminate flooring, coving to ceiling double glazed door to side.

Wash House 6.88ft x 8.26ft (2.09m x 2.51m)

Window to front, Belfast sink.

First Floor Landing

Double glazed window to front, loft access.

Bedroom One 13.16ft x 9.93ft (4.01m x 3.02m)

Double glazed window to rear, single radiator, coving to ceiling.

Bedroom Two 10.94ft x 9.96ft (3.33m x 3.03m)

Double glazed window to rear, single radiator, built in cupboard, coving to ceiling.

Bedroom Three 10.33ft x 6.72ft (3.14m x 2.04m)

Double glazed window to front, single radiator, coving to ceiling.

Bathroom 6.53ft x 5.51ft (1.99m x 1.67m)

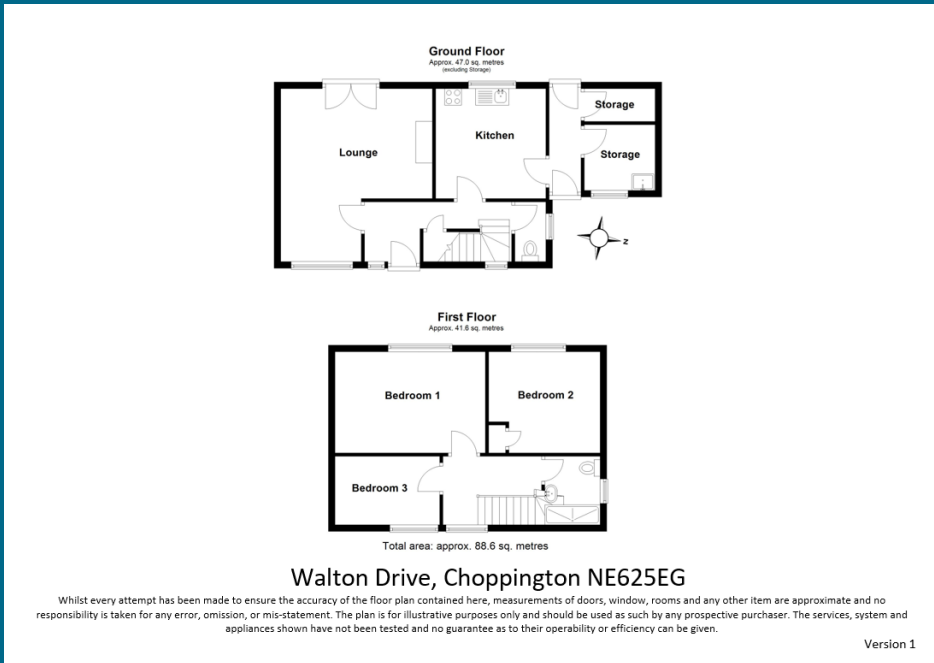
Double glazed window to rear, heated towel rail, shower cubicle, low level wc, tiled walls, oak flooring.

External

Block paved driveway, bushes and shrubs.

Rear garden patio area, flower beds, bushes and shrubs, greenhouse.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	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.

