



Ashington Drive | Choppington | NE62 5XR

Offers In The Region Of £235,000

What a transformation! Fully refurbished "turn key" three bedroom family home on the always sought after Wansbeck estate, Choppington. Filled with upgrades to include a new roof, combi boiler, a fabulous kitchen and family room with large island unit, the property is ideal for social occasions. Ready to view now this property will not be on the market long. Fully double glazed the accommodation comprises briefly; spacious entrance hallway with newly added under stair storage, a spacious lounge with open access to the stunning kitchen/dining room, a downstairs shower room and w.c, stairs to the first floor landing, three good size bedrooms and a fully tiled modern family bathroom. Externally there is a low maintenance garden to the rear and a large garden to the front with newly block paved multi-car driveway leading to the small garage/storage. Early viewings are strongly advised to avoid disappointment.

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Semi Detached House

Fully Refurbished

Three Bedroom

Multi Car Driveway

New Boiler

Fabulous Kitchen & Family Room

Ready To Move Straight Into

EPC:D/ Council Tax:B/ Freehold

For any more information regarding the property please contact us today

Entrance

Via composite door, double glazed windows.

Entrance Hallway

Stairs to first floor landing, feature radiator, hidden downstairs storage.

Downstairs wc/Shower Room 7'00ft x 5'07ft (2.13m x 1.52m)

Low level wc, wash hand basin (set in vanity unit), extractor fan, tiling to walls, LVT flooring, double shower unit.

Lounge 10'03ft max x 17'10ft into alcove (3.04m x 5.18m)

Double glazed window to front, double and feature radiator, television point,

Kitchen 11'10 inc door recess x 22'09ft (3.35m x 6.70ft)

Double glazed window to rear, feature radiator, fitted with a range of wall, floor and drawer units with co-ordinating quartz work surfaces, stainless steel sink unit and drainer with mixer tap, quartz splash backs, two built in electric fan assisted ovens, induction hob with extractor fan above, quality integrated fridge, freezer, washing machine and dishwasher, LVT flooring, spotlights, double glazed patio doors to the garden.

Bedroom One 9'11ft x 13'10ft (2.74m x 3.96m)

Double glazed window to front, double radiator, television point. ~

Bedroom Two 9'11ft x 11'01ft (2.74m x 3.35m)

Double glazed window to rear, double radiator, television point.

Bedroom Three 10'06ft x 7'07ft (3.04m x 2.13m) L Shape

Double glazed window to front, double radiator, television point.

Bathroom 5'08ft x 7'05ft max (1.52m x 2.13m)

Three piece white suite comprising of; panelled bath with shower tap, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to front and side, heated towel rail, tiling to walls, laminate flooring.

External

Blocked paved multi car driveway to front, lawned area.

Low maintenance garden to rear, water tap, side access to front.

Garage 7'09ft x 11'00ft (2.13m x 3.35m)

Attached single garage with electric door, power and lighting, new combi boiler.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: garage and 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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes – use of holiday home.

ACCESSIBILITY

This property has accessibility adaptations:
Suitable for wheelchair users.
Has a wet room & wide doorways.

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: B
EPC RATING: D

BD008539CM/SJ09.06.2025.v.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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



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.

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