



Fairway | Choppington | NE62 5LB

Offers In Excess Of £150,000

Located in the popular wansbeck estate this delightful two bedroomed semi detached home a must see. This property has been well maintained and cared for and is in need of maybe just a personal touch to be added.

The ground floor has open plan living and dining room, kitchen and conservatory while the first floor has two bedrooms and a family bathroom. Externally driveway leading to garage at the front and the rear has a private enclosed garden. We would expect this to be popular and would advise early viewing.

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Semi Detached House

Garage & Gardens

Two Bedroom

No Onward Chain

Conservatory

Freehold

Modern Bathroom

EPC:D/ Council Tax:B

For any more information regarding the property please contact us today

Entrance

UPVC entrance door, double glazed windows to the side.

Lounge 16.17ft x 24.68ft (4.92m x 7.52m)

Double glazed window, two double radiators, fire surround with inset and hearth, electric fire, television point, telephone point, open plan to:

Dining Room

Double glazed window to rear, double radiator, coving to ceiling, door to conservatory, door to kitchen.

Kitchen 10.91ft x 8.71ft (3.32m x 2.65m)

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

Conservatory 9.68ft x 10.12ft (2.95m x 3.08m)

Dwarf wall, double glazed windows, carpet.

First Floor Landing

Loft access, built in storage.

Loft

Partially boarded, pull down ladders, lighting and power.

Bedroom One 16.16ft x 9.30ft (4.92m x 2.83m)

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

Bedroom Two 9.66ft x 10.07ft (2.94m x 3.06m)

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

Bathroom 5.84ft x 5.77ft (1.78m x 1.75m)

Double glazed window to rear, wash hand basin (set in vanity unit), shower cubicle, spotlights, heated towel rail, tiled walls and flooring, extractor fan.

External

Front garden laid mainly to lawn, bushes and shrubs, block paved driveway leading to garage. Rear garden laid mainly to lawn, patio area, bushes and shrubs, water tap, coal shed.

Garage

Attached single garage with electric door, power and lighting.

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Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric Fire
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage & 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. -

Spray foam in loft space.

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

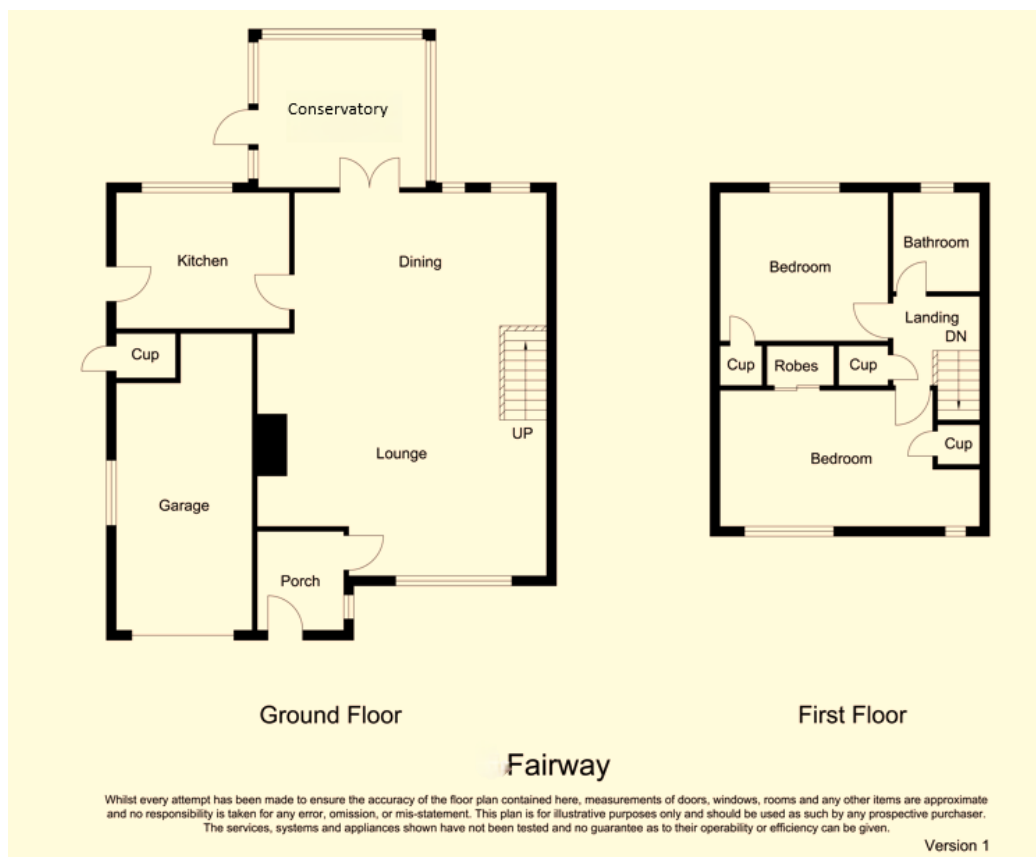
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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