



Sheepwash Bank | Choppington | NE62 5LX

£105,000

Ideal first time buyer home which has been updated to a high standard by the current owner. This lovely three bedroomed house offers lounge, updated kitchen and bathroom to the ground floor with three bedrooms to the first floor, externally the current vendor has added off street parking to the front and at the rear is a generous garden with both grass and patio area. We would highly recommend early viewing to appreciate this lovely property.

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Semi Detached House

Off Street Parking

Three Bedroom

Generous Rear Garden

Ideal First Time Buy

EPC: C / Council Tax :A

Updated Kitchen

Freehold

For any more information regarding the property please contact us today

Entrance

Via UPVC entrance door.

Lounge 13.29ft x 11.66ft (4.05m x 3.55m)

Double glazed window to front, double radiator, built in storage cupboard, television point, coving to ceiling.

Kitchen 10.33ft x 8.98ft (3.14m x 5.78m)

Double glazed window to rear, double radiator, 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, space for fridge/freezer, plumbed for washing machine, tiling to floor, coving to ceiling.~

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 15.26ft x 9.50ft (4.65m x 2.89m)

Two double glazed windows to front, single radiator, television point.

Bedroom Two 11.15ft x 8.17ft (3.39m x 2.49m)

Double glazed window to rear, single radiator.

Bedroom Three 8.83ft x 7.90ft (2.69m x 2.40m)

Double glazed window to rear, single radiator.

Bathroom 7.79ft x 4.60ft (2.37m x 1.40m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed window to side, heated towel rail, tiled flooring, cladding to walls and ceiling, door to storage room.

External

Low maintenance garden to front, flower borders, driveway. Rear garden laid mainly to lawn, patio area, water tap.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway & on street parking

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: C

BD008512SB/SJ31.05.2025.V.1

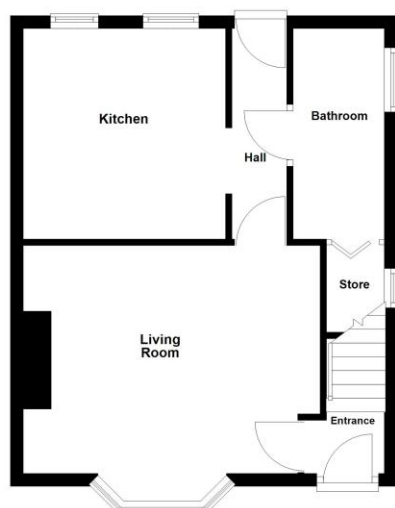


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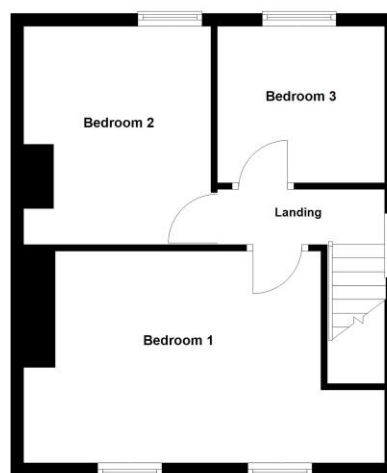
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Ground Floor



First Floor



Total area: approx. 77.7 sq. metres (836.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	86 B
55-68	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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