



Ashley Gardens | Choppington | NE62 5AQ

# Offers In The Region Of £240,000

Well presented and extended family home on the extremely popular Wansbeck Estate with excellent amenities and transport links close by. This deceptive family home has been extended on both levels to make open plan living downstairs with a games or family room to the rear of the property, the first floor extension adds a fourth bedroom and en-suite. Externally you have off street parking and garage to the front with a landscaped garden to the rear. We would advise early viewing to appreciate this lovely family home.

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**Semi Detached House**

**Open Plan Kitchen/Diner**

**Two Reception Rooms**

**Landscaped Rear Garden**

**Four Bedrooms**

**Freehold**

**En-Suite To Master**

**EPC:C/ Council tax:B**

For any more information regarding the property please contact us today

#### Entrance Porch

Via composite door, double glazed windows, laminate flooring.

#### Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator, storage cupboard.

#### Lounge 14.17ft x 9.56ft into media wall – Open Plan to Dining Room 10.25ft x 17.88ft – L Shape

Double glazed window to front, double radiator, medial wall- electric fire, open plan to :

#### Kitchen 17.88ft x 10.25ft

Double glazed window to rear, single 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, built in electric fan assisted oven, induction hob, space for fridge freezer, integrated dishwasher, microwave, laminate flooring.

#### Utility Room 9.28ft x 8.00ft

Double glazed window to rear, space for fridge freezer, plumbed for washing machine, door to:

#### Second Reception Room / Games Room 11.66ft x 13.70ft

Two double glazed windows, double radiator, door to rear garden at the side.

#### Loft

Partially boarded, pull down ladders.

#### Bedroom One 17.14ft x 8.29ft

Double glazed window, double radiator.

#### En-Suite

Double glazed window to rear, wash hand basin and low level wc (set in vanity unit), cladding to walls and ceiling, extractor fan, shower cubicle, heated towel rail, spotlights.

#### Bedroom Two 10.83ft x 11.75ft

Double glazed window to rear, double radiator.

#### Bedroom Three 10.16ft x 11.78ft

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

#### Bedroom Four 8.73ft x 5.46ft into wardrobes

Double glazed window to front, single radiator, fitted wardrobes and drawers, coving to ceiling.

#### Bathroom 8.61ft x 5.35ft

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin and low level wc (set in vanity unit), spotlights, double glazed window to rear, heated towel rail, laminate flooring, extractor fan.

#### External

Low maintenance garden to front, block paved driveway. Rear garden laid mainly to lawn, decking area, flower beds, gravelled area.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway (Garage Converted)

### MINING

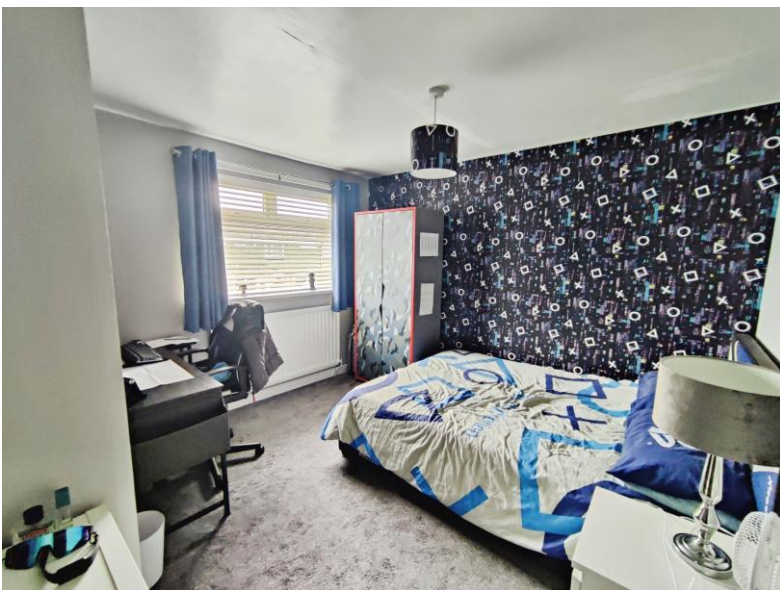
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### 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: B  
EPC RATING: C

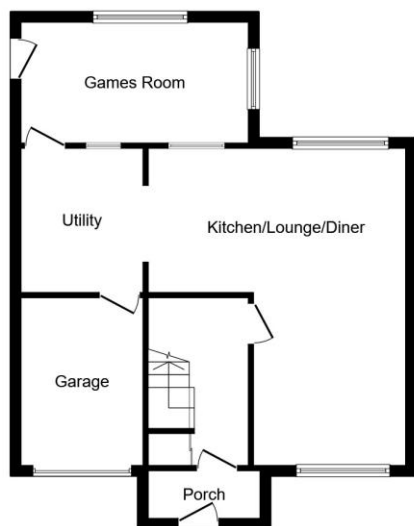
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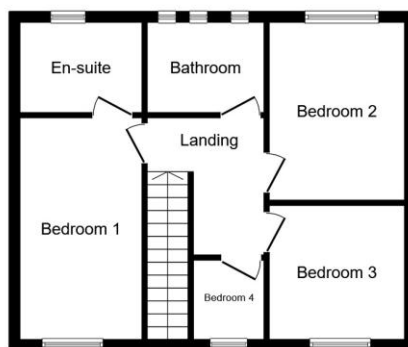
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
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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