



Stakeford Crescent | Choppington | NE62 5JL

# Offers In Excess Of £120,000

Located in the popular residential area of Stakeford, close to local amenities and transport links this delightful three bedroom home has become available, although in need of modernization this would make a perfect family home as has been for many years. It offers lounge, kitchen/diner and utility room to the ground floor and the first floor has three bedrooms, bathroom with separate WC. Externally the gardens have been loved and well maintained. Viewing is essential to see what this home has to offer.

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**Semi Detached House**

**Popular Location**

**Front & Rear Garden**

**In Need Of Modernisation**

**Kitchen/Diner**

**Freehold**

**Three Bedroom**

**EPC:tbc/ Council Tax:A**

For any more information regarding the property please contact us today

#### Entrance

UPVC entrance door.

#### Entrance Hallway

Stairs to first floor landing, single radiator.

#### Lounge 18.62ft x 10.70ft (5.64m x 3.22m)

Double glazed window to front and rear, two single radiators, fire surround with gas inset and hearth, gas fire, television point, telephone point, coving to ceiling.

#### Kitchen/Diner 12.63ft x 10.01ft (3.81m x 3.07m)

Double glazed window to the 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 splashbacks, cooker, coving to ceiling, understairs cupboard, double glazed door to the rear.

#### Utility Room 8.44ft x 5.81ft (2.54m x 1.73m)

Double glazed window to the side, fitted wall and base units, stainless steel sink unit, space for fridge, plumbed for washing machine, single radiator.

#### First Floor Landing

#### Bedroom One 12.59ft x 9.42ft (3.78m x 2.84m)

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

#### Bedroom Two 10.70ft x 9.99ft (3.22m x 2.97m)

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

#### Bedroom Three 8.32ft x 7.59ft (2.52m x 2.26m)

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

#### Bathroom

Panelled bath with electric shower over, pedestal wash hand basin, single radiator, part tiling to walls, extractor fan, double glazed window to the rear.

#### Separate Wc

Low level wc, window to the rear

#### External

Front garden mainly laid to lawn, bushes and shrubs, flower borders.

Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, water tap.

Detached outhouse

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Broadband: ADSL copper wire  
Mobile Signal Coverage Blackspot: No  
Parking: On Street

#### 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: tbc

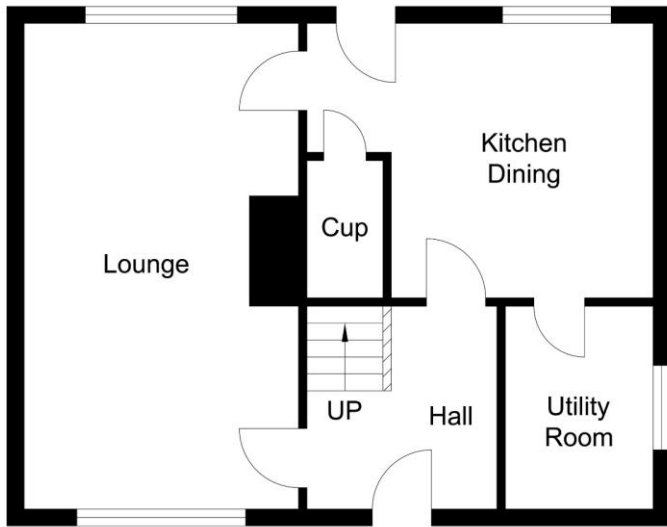
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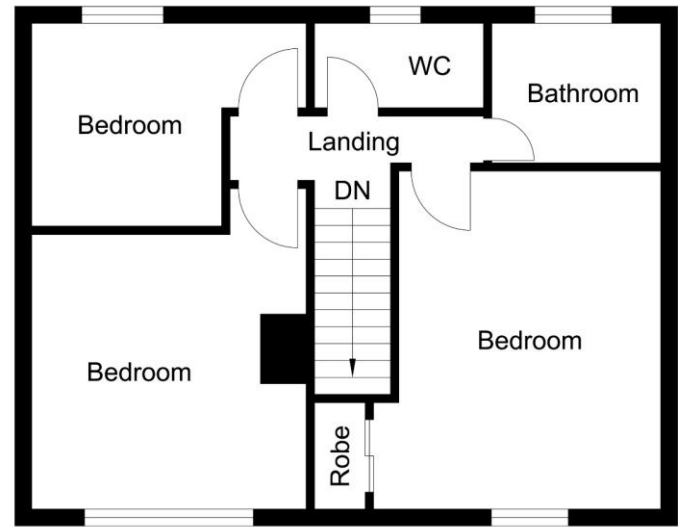
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Ground Floor



First Floor

EPC RATING  
To follow

**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.

