



Dereham Terrace | Choppington | NE62 5UR

Offers In Excess Of £125,000

A must view property, well presented spacious three bed roomed end link house located in the heart of Choppington, with transport links and amenities close by. The home has been cared for by the previous owner and although in need of modernization is ready to move into and put your own style in once it's yours. It's offered with no upper chain and has lounge, kitchen/diner, utility and a bathroom to the ground floor. The first floor has three bedrooms and a shower room. Externally to the front a low maintenance garden and the rear has a private yard with access to the attached garage. Viewing is recommended to see the potential in this family home.

ROOK
MATTHEWS
SAYER



3



1



2

End Terraced House

Three Bedroom

No Onward Chain

Garage To Rear

Kitchen/Diner

Freehold

Original features

EPC:D/ 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, storage cupboard.

Downstairs Bathroom 6.32ft x 6.83ft (1.92m x 2.08m)

Low level wc, wash hand basin (set in vanity unit), double glazed window, tiling to walls, single radiator, paneled bath.

Lounge 14.13ft x 11.16ft (4.30m x 3.40m)

Double glazed window to front, double radiator, fire surround with gas fire, television point, telephone point, coving to ceiling, picture rail.

Kitchen/ Dining Room 17.70ft x 11.25ft (5.39m x 3.42m)

Double glazed window to 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, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge, tiling to floor, feature fire.

Utility Room 6.90ft x 6.42ft (2.10m x 1.95m)

Double glazed door to rear, plumbed for washing machine, single radiator, tiled flooring.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 14.17ft x 10.26ft (4.31m x 3.12m)

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

Bedroom Two 11.14ft x 10.34ft (3.39m x 3.15m)

Double glazed window to rear, single radiator, fitted wardrobes and drawers.

Bathroom 6.36ft x 6.19ft (1.93m x 1.88m)

Pedestal wash hand basin, shower cubicle, low level wc, double glazed window to rear, single radiator, tiled walls.

External

Low maintenance front garden, bushes and shrubs, flower beds. Yard to rear.

Garage

Detached single garage, up and over door.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband: none
Mobile Signal Coverage Blackspot: No
Parking: Garage

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: D

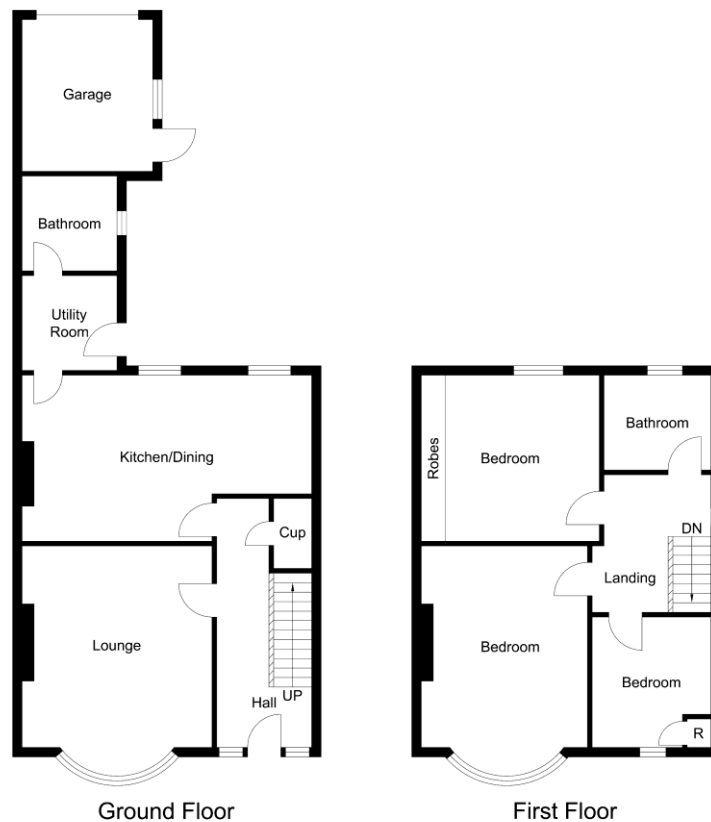
BD008647SB/SJ11.09.2025.V.1



T: 01670 531114

Bedlington@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 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.