



Granville Gardens | Choppington | NE62 5AS

Offers In Excess Of £200,000

Well presented spacious bungalow located in the popular Wansbeck Estate with good transport links and amenities close by. The property has been well maintained and will appeal to most buyers.

Comprises of lounge, quality kitchen/diner, conservatory, two double bedrooms, and an updated shower room. Externally the property has parking for more than one car block paved driveway leading to garage to the front and the rear has landscaped gardens with pond, shed and greenhouse. Early viewing is essential to appreciate this lovely home.

RMS | Rook
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Sayer



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1



2

Semi Detached Bungalow

Sought After Location

Two Bedroom

Garage & Gardens

Updated To High Standard

Council Tax: B/ EPC:D

Landscaped Garden

Freehold

For any more information regarding the property please contact us today

Entrance Porch

Access via UPVC entrance door, double glazed window to side.

Lounge 14.50ft x 11.39ft (4.41m x 3.47m)

Double glazed window to front, single radiator, fire surround with gas fire, television point, telephone point, coving to ceiling, ceiling rose.

Dining/ Kitchen 11.09ft x 18.64ft (3.38m x 5.68m)

Double glazed window to rear, double glazed patio doors to conservatory, double radiator, coving to ceiling

Fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, Belfast sink, tiled splashbacks, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, plumbed for washing machine, laminate flooring, spotlights, double glazed door to side.

Conservatory 17.50ft x 9.73ft (5.33m x 2.96m)

Dwarf wall, double glazed windows, ceiling fan.

Loft

Partially boarded, lighting and power.

Bedroom One 8.39ft x 21.44ft (2.55m x 5.53m)

Double glazed window, patio doors, double radiator, fitted wardrobes and drawers, television point.

Bedroom Two 10.41ft x 11.30ft (3.17m x 3.44m)

Double glazed window to front, double radiator, fitted wardrobes and drawers, coving to ceiling, television point.

Bathroom 7.05ft x 5.43ft (2.14m x 1.65m)

Double glazed window to rear, walk in shower cubicle, wash hand basin, low level wc, spotlights, tiling to walls, laminate flooring, extractor fan.

External

Front Garden laid mainly to lawn, block paved multicar driveway leading to garage. Rear garden laid mainly to lawn, patio area, bushes and shrubs, garden shed, pond and greenhouse.

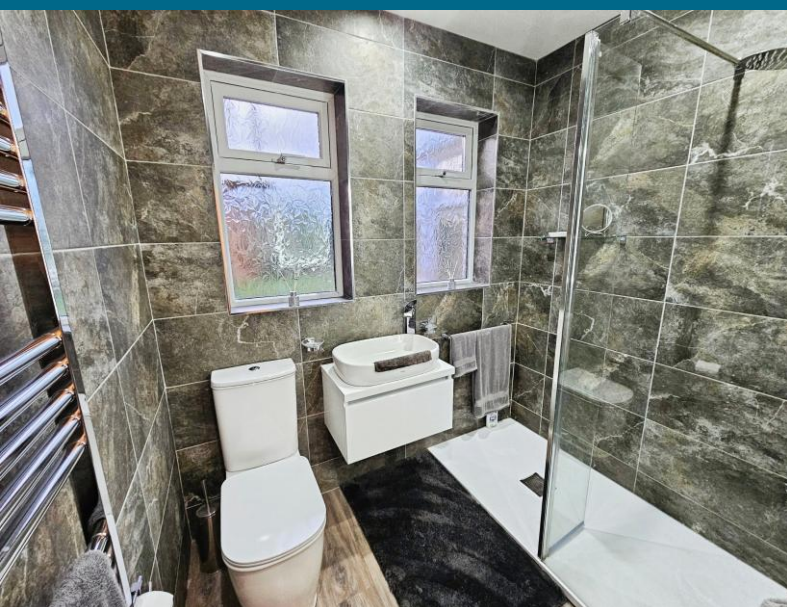
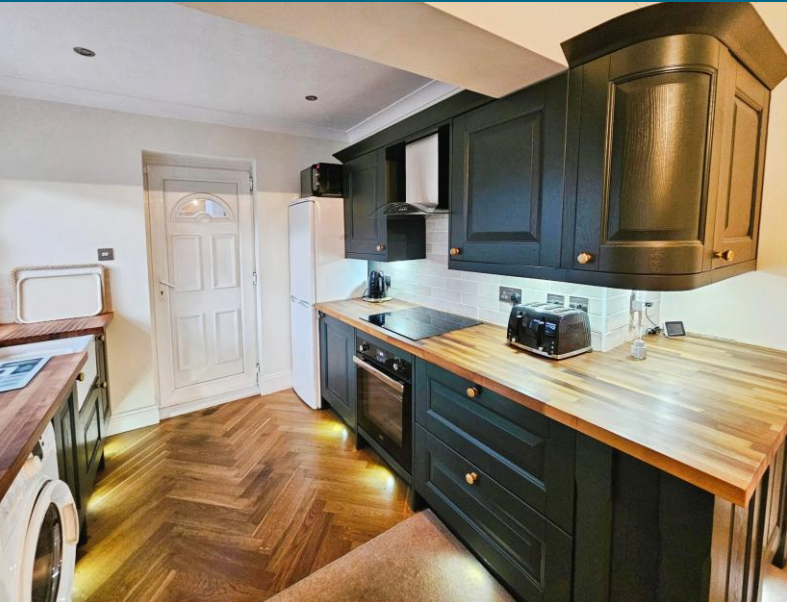
Garage

Attached single garage, up and over door, power and lighting.

T: 01670 531114

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband :Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage and 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.

ACCESSIBILITY

- Level access
- Ramped access
- Wet Room

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

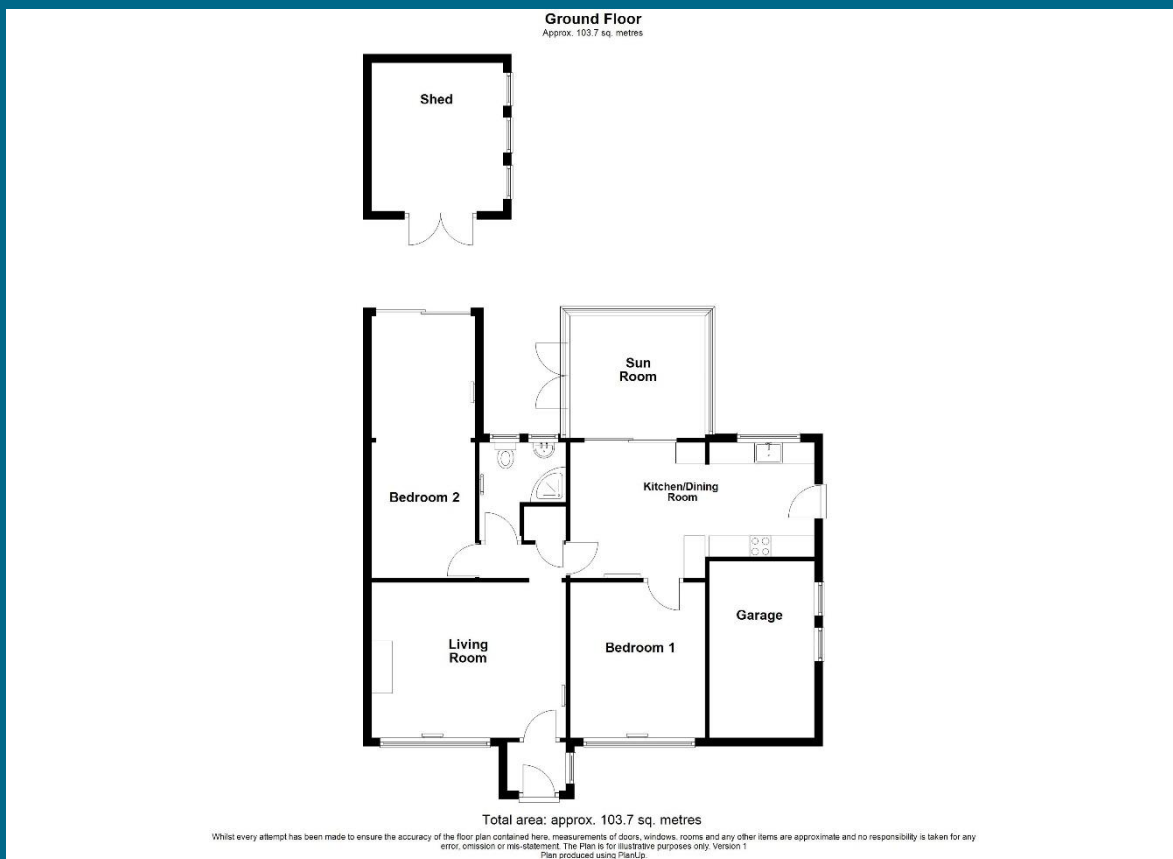
COUNCIL TAX BAND: B

EPC RATING: D

BD008756SB/SJ 15.01.2026.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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