



Greenfield Drive | Guidepost | NE62 5YX

**£180,000**

Well presented and updated by the current vendor this lovely semi detached home is a must view. Located in the popular pastures estate Choppington with excellent transport links and amenities close by. The ground floor has an open plan lounge and dining room with patio doors leading to the rear garden and kitchen. The first floor has three bedrooms master with ensuite and a family bathroom. Externally driveway parking leading to garage and the rear has a landscaped garden with garden shed. We would recommend early viewing to avoid disappointment.

**RMS** | Rook  
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**Semi Detached House****Popular Location****Three Bedroom****Garage & Gardens****Immaculate Presentation****EPC:C / Council Tax:C****En-Suite To Master****Freehold**

**For any more information regarding the property please contact us today**

#### Entrance Porch

Via composite door.

#### Lounge/Dining Room 10.62ft x 22.05ft (3.23m x 6.72m)

Double glazed window to front, double glazed patio doors to rear, television point, coving to ceiling.

#### Kitchen/ Dinner 12.83ft x 10.85ft (3.91m x 3.30m)

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 fan assisted oven, electric hob with extractor fan above, space for fridge, integrated dishwasher, plumbed for washing machine, laminate flooring, double glazed door to rear.

#### First Floor Landing

Built in storage cupboard.

#### Bedroom One 11.17ft x 9.05ft (3.40m x 2.75m)

Double glazed windows to rear, single radiator, fitted wardrobes and drawers, television point.

#### En-Suite 4.99ft x 5.15ft (1.52m x 1.56m)

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

#### Bedroom Two 11.23ft x 9.04ft (3.42m x 2.75m)

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

#### Bedroom Three 9.93ft x 8.30ft (3.02m x 2.52m)

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

#### Bathroom 7.96ft x 4.56ft (2.42m x 1.38m)

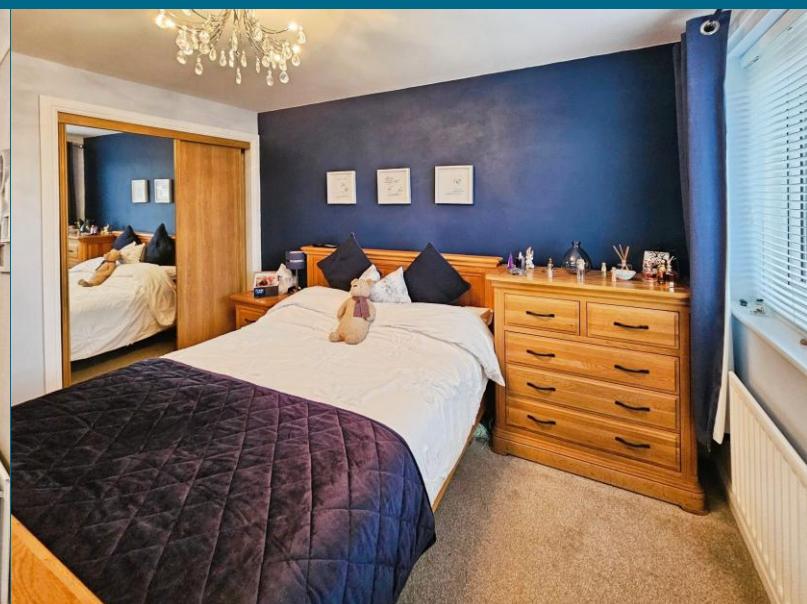
Three-piece white suite comprising of; panelled bath, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls and flooring, extractor fan.

#### External

Front Garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, water tap, garden shed.

#### Garage

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



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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.

#### 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: C

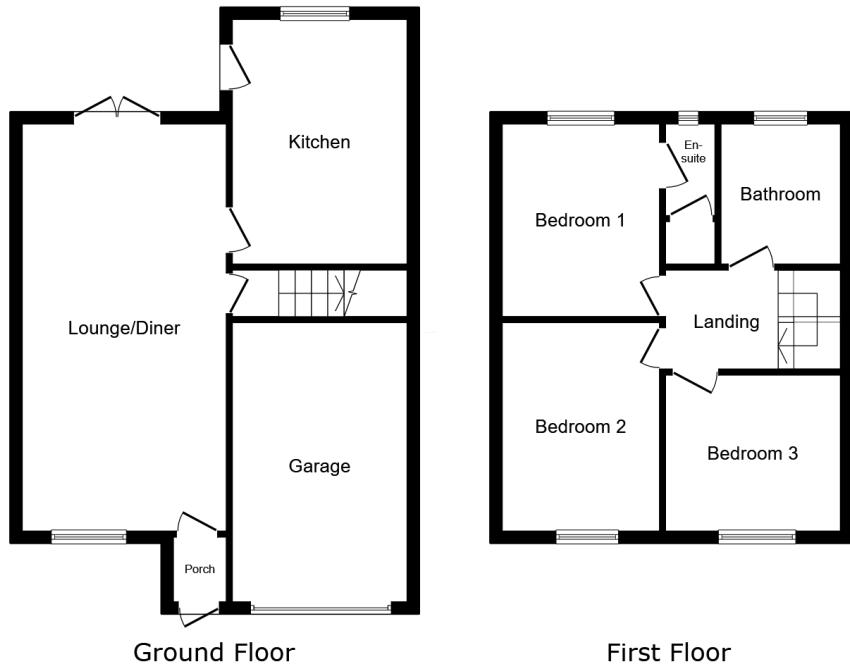
EPC RATING: C  
BD008755SB/SJ14.01.2025.V.2



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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             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Current score: 71 CPotential score: 83 B

**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



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