



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
Matthews
Sayer

**3****1****2****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.

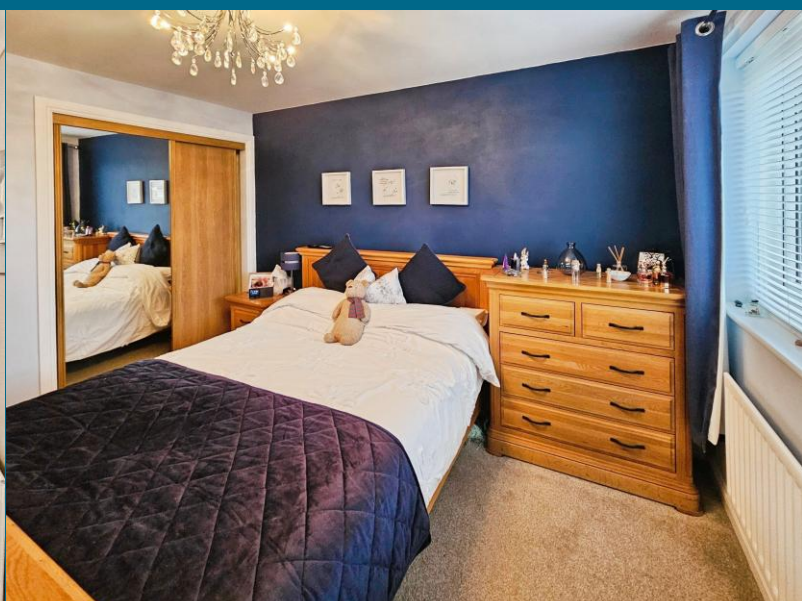
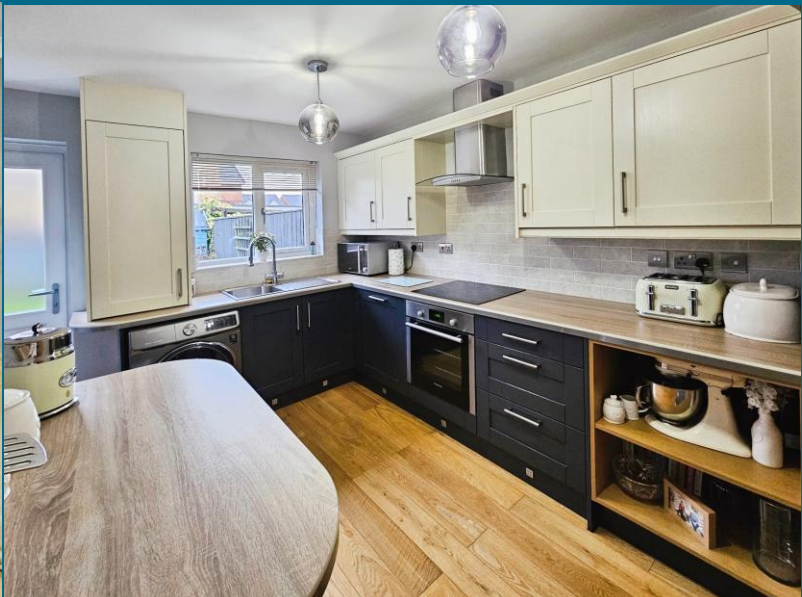
Garage

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

T: 01670 531114

Bedlington@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



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

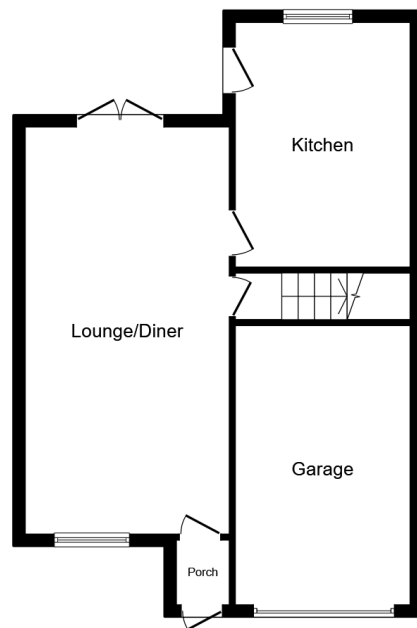
EPC RATING: C
BD008755SB/SJ14.01.2025.V.2



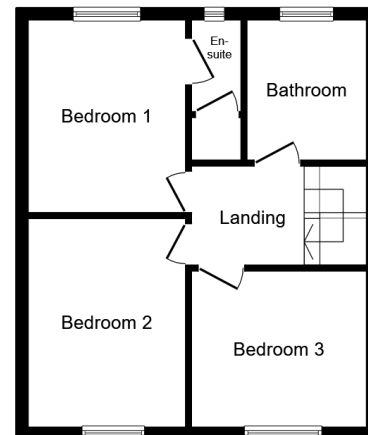
T: 01670 531114

Bedlington@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

RMS | Rook Matthews Sayer