



Riverside Avenue | Choppington | NE625PW

**£110,000**

Updated to a high standard this well presented semi detached home will appeal to everyone especially first time buyers. Located in Choppington with open views over the river to the rear this is a must view property. The house offers lounge with wood burner, kitchen, diner and utility to the ground floor and two double bedrooms and a family bathroom to the first floor. Externally gardens to three sides with the rear having open views across the river and fields. Early viewing is essential to make sure you don't miss out on this lovely house.

**RMS** | Rook  
Matthews  
Sayer





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**Semi Detached House**

**Ideal First Time Buy**

**Two Double Bedrooms**

**Front, Side and Rear Garden**

**Updated To A High Standard**

**Freehold**

**Kitchen/Diner**

**EPC:D/ Council Tax:A**

For any more information regarding the property please contact us today



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### Entrance

Via composite door.

### Entrance Hallway

Stairs to first floor landing, laminate flooring, feature radiator.

### Lounge 12.62ft x 11.81ft (3.84m x 3.59m)

Double glazed window to front, single radiator, fire surround with log burner (multi, fuel and coal), television point.

### Kitchen/ Dining Room 12.83ft x 8.65ft (3.91m x 2.63m)

Double glazed window to rear vertical wall radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated dishwasher, laminate flooring, spotlights, door to:

### Utility Room 8.76ft x 4.62ft (2.67m x 1.40m)

Double glazed window to rear, plumbed for washing machine, storage cupboard, door to rear garden.

### First Floor Landing

Double glazed window to side, loft access.

### Loft

Partially boarded, pull down ladders, lighting and power.

### Bedroom One 14.58ft x 9.62ft (4.44m x 2.93m)

Double glazed window to front, single radiator, three built in cupboards.

### Bedroom Two 10.10ft x 7.95ft (3.07m x 2.42m)

Double glazed window to rear, single radiator.

### Bathroom/Wc 7.95ft x 5.53ft (2.42m x 1.68m)

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

### External

Low maintenance garden to front, fencing. Side garden laid to lawn. Rear garden laid mainly to lawn, patio area, screen fencing.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: on street parking

#### 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

Ramped access outside property.

#### 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

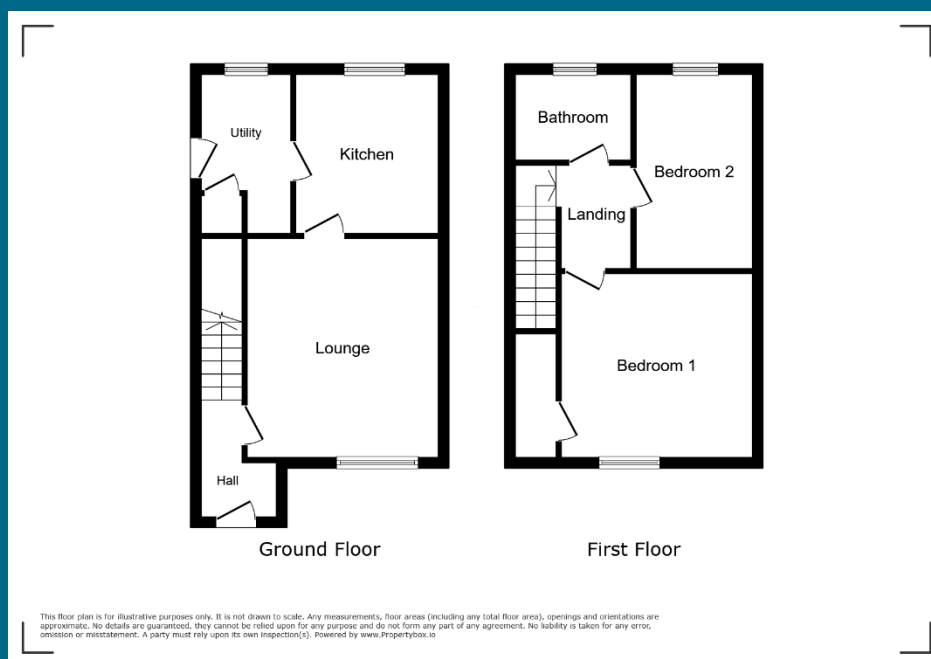
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**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



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