



Eastgate | Choppington | NE62 5SB

Offers In Excess Of £100,000

No Onward Chain - Move Straight In!

This stunning, fully updated home is ready to go—perfect for first-time buyers looking to step onto the ladder or investors seeking a hassle-free, rental-ready property.

Enjoy the rare advantage of open views to both the front and rear, creating a bright, airy feel throughout. To the rear, the spacious lounge features double doors opening onto a generous garden backing onto open fields—ideal for relaxing or entertaining with a real sense of privacy.

Upstairs offers two generous double bedrooms and a stylish, modern family bathroom, all finished to a high standard.

With off-street parking and nothing to do but move in, this is a fantastic opportunity not to be missed.

Early viewing is highly recommended—homes like this don't stay on the market for long!

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Semi Detached House

Open Views To The Rear

Two Double Bedroom

Updated To A High Standard

Utility Room

Freehold

Ideal First time Buy

EPC:C / Council Tax:A

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

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.

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: C

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Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, vinyl flooring double radiator.

Lounge 12.89ft x 13.12ft (3.92m x 4.00m)

Double glazed door to the rear, double radiator, television point, door to utility room, grey laminate flooring.

Utility Room 11.10ft x 2.77ft (3.38m x 0.84m)

Double glazed window to side, plumbed for washing machine.

Kitchen 16.20ft x 7.12ft (4.93m x 2.17m)

Double glazed window to front, 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, space for cooker, space for cooker, space for fridge, grey vinyl flooring.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 13.25ft x 8.87ft (4.03m x 2.70m)

Two double glazed windows to front, double radiator, built in cupboard housing boiler.

Bedroom Two 11.32ft x 9.82ft (3.45m x 2.99m)

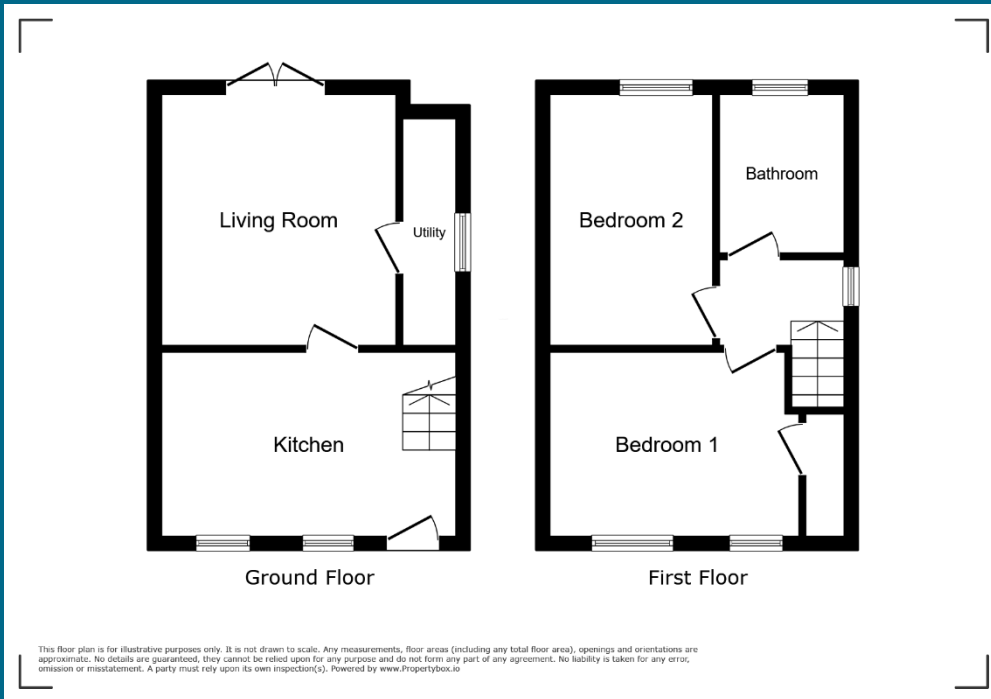
Double glazed window to rear, double radiator, television point.

Bathroom 8.86ft x 6.04ft (2.70m x 1.84m)

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

External

To the front, laid mainly to lawn, patio area. Extensive south facing rear garden laid mainly to lawn with patio area.



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.

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 relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		