



River Bank East | Choppington | NE62 5XA

Offers In Excess Of £90,000

To be sold with no onward chain this two bedroom property is ready to view now. On sought after River Bank East, the property is in need of a little TLC but would make someone a lovely first time buy or investment for those looking in the area. Close to some local amenities the property briefly comprises; entrance hallway, lounge/dining room, kitchen, stairs to the first floor landing, two double bedrooms and a bathroom. Externally there is a large garden to the rear with outhouse and external storage areas and to the front a garden with side access to the property. Early viewings are advised.

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Semi Detached House

No Onward Chain

Two Double Bedrooms

Close To Amenities

Front & Rear Garden

Freehold

Ideal First Time Buy

EPC: TBC / 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

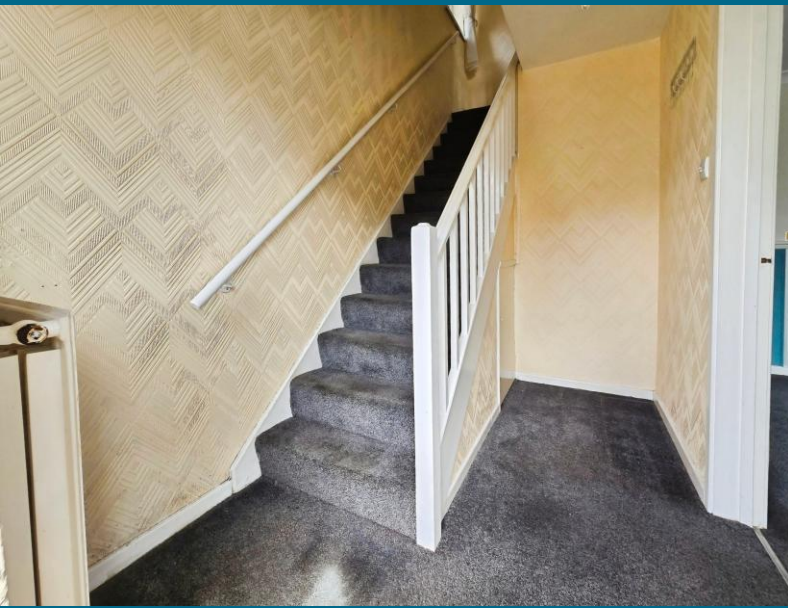
EPC RATING: TBC

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Entrance

Via UPVC entrance door.

Entrance Hallway

Staires to first floor landing, double radiator, storage cupboard.

Lounge/ Dining Room 11.25ft x 20.15ft (3.42m x 3.09m)

Double glazed window to front and side, two single radiators fire surround with electric fire, television point, coving to ceiling.

Kitchen 9.18ft x 10.87ft (2.79m x 3.32m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with taps, tiled splash backs, space for cooker and fridge freezer, laminate flooring, double glazed door to the rear.

First Floor Landing

Double glazed window, loft access (loft is insulated).

Bedroom One 14.13ft x 9.15ft max (4.30m x 2.78m)

Double glazed window to front, single radiator, fitted wardrobes, built in cupboard housing combi boiler (6 years old).

Bedroom Two 11.42ft x 9.40ft max (3.48m x 2.86m)

Double glazed window to rear, single radiator, fitted wardrobes, built in cupboard, laminate flooring.

Bathroom 5.72ft x 5.90ft (1.74m x 1.79m)

Three piece white suite comprising of; P Shape panelled bath with shower over, double glazed window to rear, single radiator, tiling to walls, laminate flooring.

External

Front garden with walled surrounds, side access to rear garden. Rear garden laid mainly to lawn. Detached outhouses with sink unit.

EPC & Floorplan To Follow

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.



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