



The Square | Choppington | NE62 5DA

Offers In Excess Of £80,000

This property is a must-see: a deceptively spacious three bedroom flat offered with no upper chain. Located in Choppington, it benefits from excellent transport links and nearby amenities, making it an ideal first time purchase or buy to let investment.

The ground floor features a useful utility room, plumbed for washing machine and providing access to the rear yard. On the first floor, you'll find a generous lounge, three double bedrooms, a well proportioned kitchen, and a modern bathroom.

Recently decorated and newly carpeted throughout, the flat is ready for immediate occupation.

RMS | Rook
Matthews
Sayer



3



1



1

Top Floor Flat

Shared Yard To Rear

Recently Renovated

Viewing Essential

Three Double Bedrooms

Leasehold 82 Years Remaining

Updated Bathroom

EPC: D / 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

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: on street

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 02/05/1983

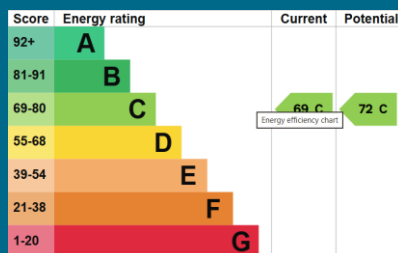
Ground Rent: £10 per annum.

COUNCIL TAX BAND: A

EPC RATING: D

BD008712SB/we19.08.2026.v.1

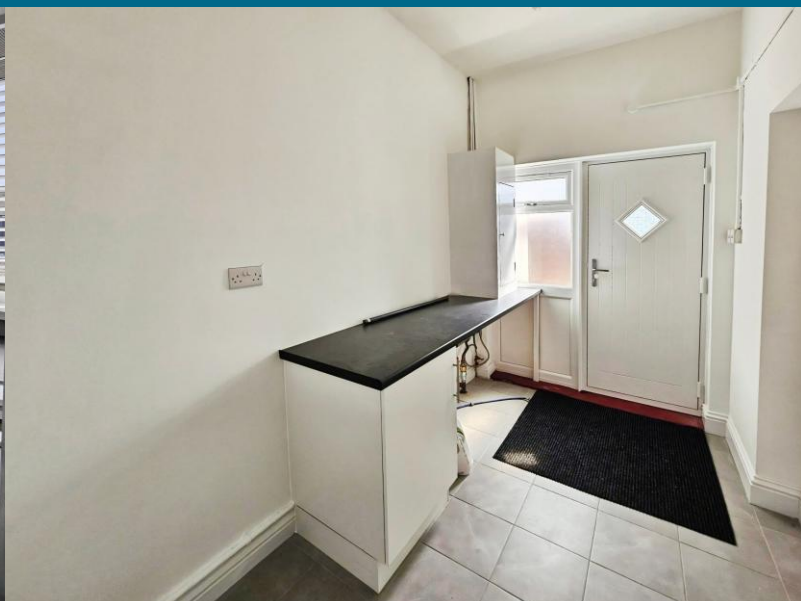
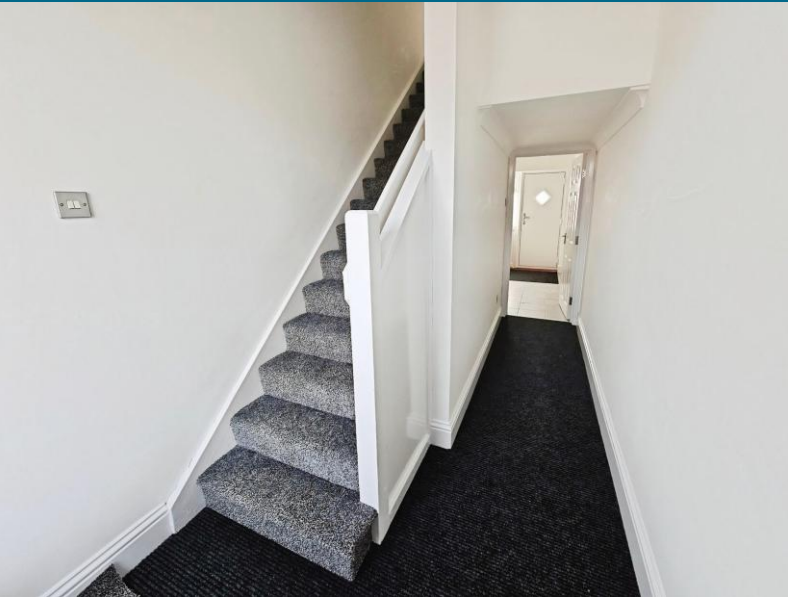
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



T: 01670 531114

Bedlington@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing.

Utility Room 11.05ft x 6.82ft (3.48m x 2.08m)

Double glazed window and composite door to the rear providing access to rear yard, fitted base units, plumbed for washing machine, built in storage cupboard, tiled flooring.

Landing

Loft access.

Lounge 17.38ft x 14.92ft (5.26m x 4.50m)

Double glazed window to the front, double radiator, television point, coving to ceiling.

Kitchen 11.64ft x 10.21ft (3.51m x 3.10m)

Double glazed window to the rear, radiator, 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 electric fan assisted oven, electric hob with extractor fan above, integrated fridge freezer, tiling to floor, built in cupboard, spotlights.

Bedroom One 17.14ft x 10.44ft (5.21m x 3.15m)

Double glazed window to rear, single radiator, fitted wardrobes and drawers, coving to ceiling.

Bedroom Two 14.92ft x 11.56ft (4.50m x 3.48m)

Double glazed window to front, double radiator, fitted wardrobes.

Bedroom Three 12.26ft x 11.63ft (3.71m x 3.51m)

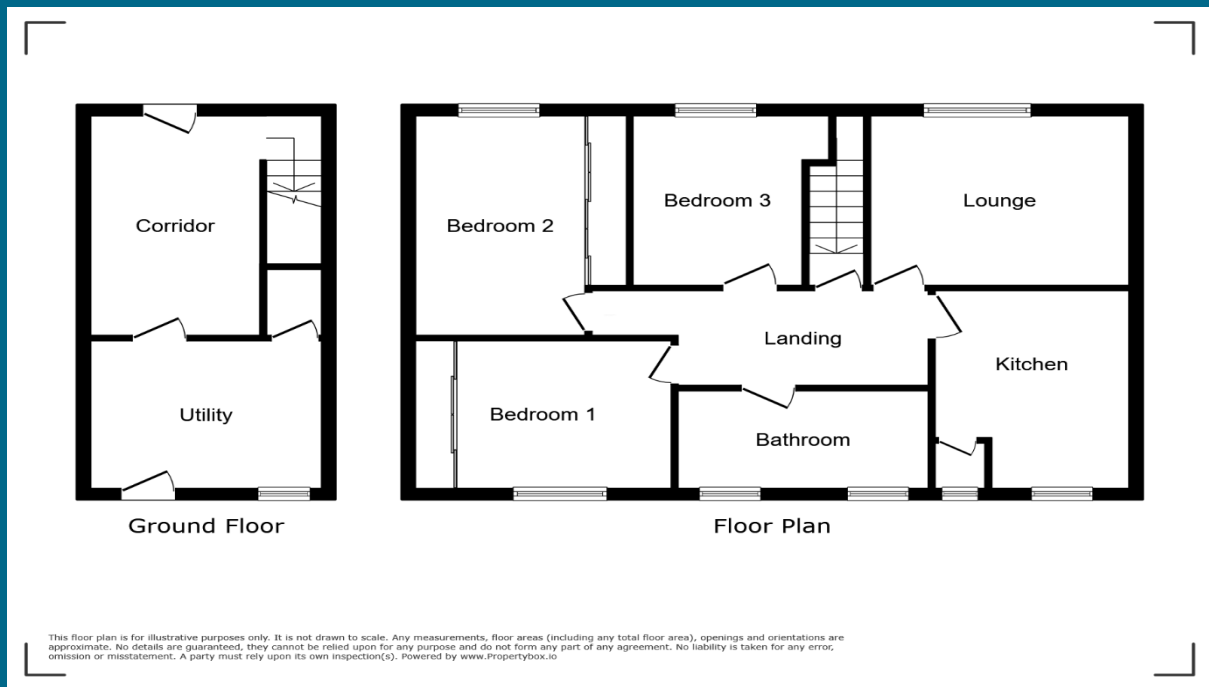
Double glazed window to front, single radiator.

Bathroom 11.89ft x 5.37ft (3.56m x 1.60m)

Three piece suite comprising, panelled bath, wash hand basin, low level wc, two double glazed windows to the rear, double radiator, part tiling to walls, spotlights, extractor fan.

External

Shared yard to the rear



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.

