



Ford Terrace | Choppington | NE62 5QX

Offers In Excess Of £150,000

Located in a popular residential area with excellent transport links and a wide range of local amenities close by, this delightful home is offered for sale with **no upper chain** and is ready for its new owner. Providing spacious accommodation throughout, it would make an ideal first-time purchase or family home.

The ground floor briefly comprises a welcoming lounge, a fitted kitchen/diner, and a conservatory overlooking the rear garden. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a well-maintained garden to the front, while the rear offers a low-maintenance garden, perfect for relaxing and entertaining. There is also a driveway providing off-street parking for multiple vehicles, along with a garage and separate shed for additional storage.

Early viewing is highly recommended to fully appreciate the accommodation and fantastic potential this lovely home has to offer.

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Mid Terrace House

Conservatory

Three Bedrooms

Garage & Parking To The Rear

No Onward Chain

Freehold

Kitchen/Diner

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 Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage and allocated parking space

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

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.

COUNCIL TAX BAND: A

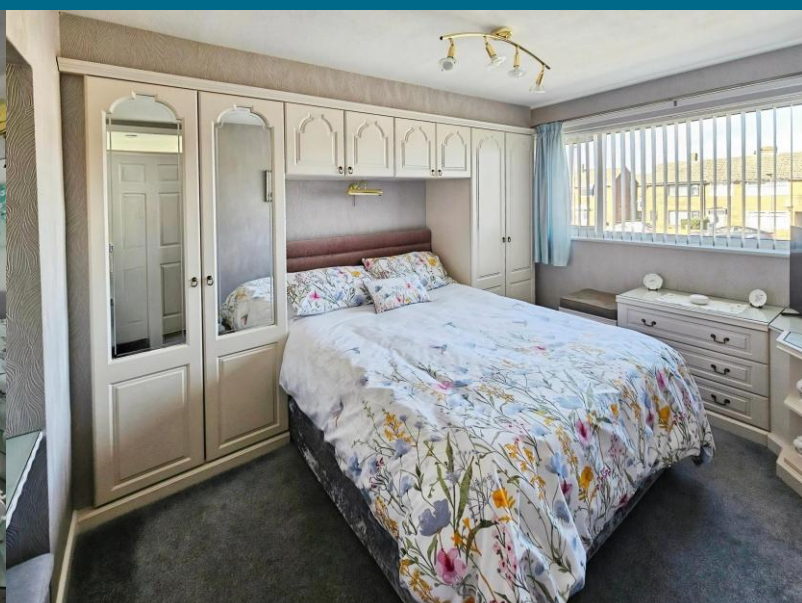
EPC RATING: D

BD009019SB/SJ16.09.2026.v.1

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Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Lounge 14.11ft x 12.09ft (4.30m x 3.68m)

Double glazed window to front, single radiator, fire surround with electric fire, television point, coving to ceiling.

Kitchen 17.54ft x 10.63ft (5.34m x 3.24m)

Double glazed window to rear, 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, space for range oven, space for fridge freezer, storage cupboard, tiling to floor, breakfast bar, double glazed patio doors to rear.

Conservatory 10.02ft x 8.09ft (3.05m x 2.46m)

Dwarf wall, double glazed windows, ceiling fan, tiled flooring, electric heater.

First Floor Landing

Loft access.

Loft

Partially boarded, pull down ladders, lighting and power.

Bedroom One 10.31ft x 10.87ft (3.14m x 3.31m)

Double glazed window to rear, single radiator, built in cupboard, television point.

Bedroom Two 10.87ft x 12.81ft (3.31m x 3.90m)

Double glazed window to front, fitted wardrobes, television point.

Bedroom Three 8.04ft x 6.10ft (2.45m x 1.85m)

Double glazed window to front, fitted wardrobes, built in cupboard.

Bathroom 8.37ft x 5.63ft (2.55m x 1.71m)

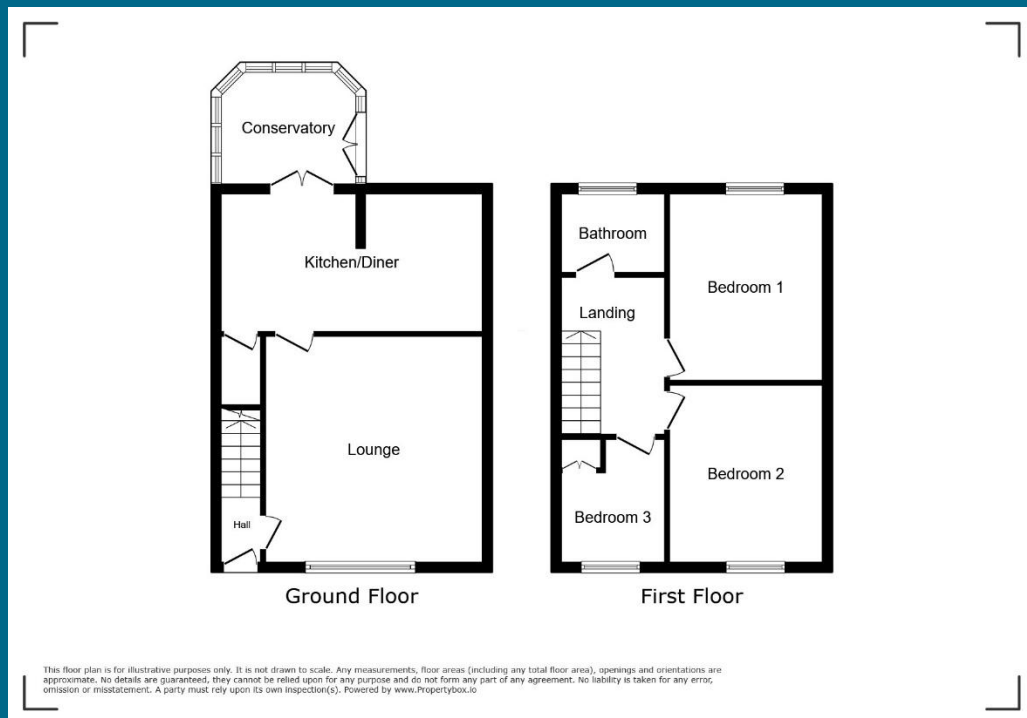
Double glazed window to rear, shower cubicle, wash hand basin, low level wc, spotlights, heated towel rail, tiling to walls and flooring, cladding to ceiling.

External

Front Garden laid mainly to lawn, flower borders. Low maintenance rear garden, screen fencing, water tap, garden shed with power and lighting.

Garage

Single detached garage with electric door, power and lighting. Driveway for multiple cars.



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.

