



## Mayfield Morpeth

- Two bedrooms
- Semi detached bungalow
- Peaceful cul-de-sac location
- Garage and large driveway
- South facing rear garden
- No onward chain

**Offers In Excess Of: £ 210,000**

01670 511711  
17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Mayfield, Morpeth

Located in a peaceful cul-de-sac, this semi-detached bungalow offers a spacious front with parking for two vehicles plus a large low maintenance front garden. Benefiting from a roomy lounge and a separate dining room, there is a master bedroom with fitted wardrobes and a second single bedroom which is delightfully positioned to allow access via French doors to the lovely bright garden. The bathroom features a double walk-in shower and a useful storage cupboard.

One of the unique features of this property is its private, sunny, south facing rear garden set over different levels, offering a tranquil outdoor space for relaxation or gardening enthusiasts. Although in need of modernising, this bungalow presents an excellent opportunity for buyers to add their personal touch and create their dream home. The attached one and a half garage is of large proportions and could be utilized in other ways to suit your needs. The property also benefits from having solar panels.

Situated close to public transport links, nearby schools, and local amenities, this property combines convenience with a peaceful setting. Don't miss the chance to view this charming bungalow with great potential.

## MEASUREMENTS:-

Lounge	16.05 into recess x 13.40 into recess (5.00m into recess x 4.06m into recess)
Dining Room	10.90 x 10.30 (3.28m x 3.12m)
Bedroom One	11.50 x 10.40 max (3.48m x 3.15m max)
Bedroom Two	11.50 x 8.30 (3.48m x 2.52m)
Bathroom	7.60 x 7.40 (2.29m x 2.24m)
Kitchen	10.70 max x 10.00 (3.22m max x 3.05m)

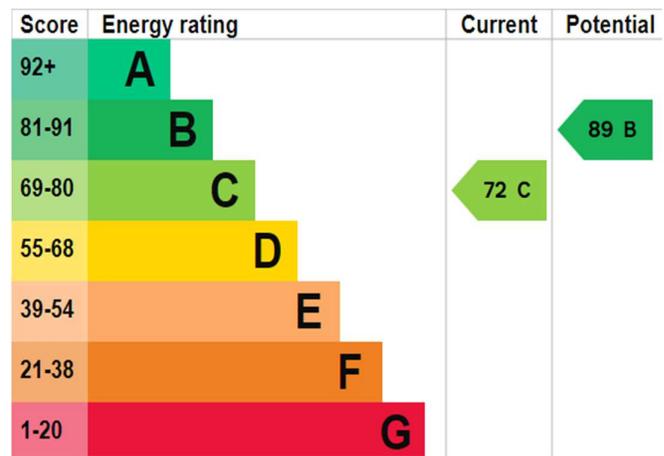
## PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains gas  
 Broadband: ADSL Modem  
 Mobile Signal Coverage Blackspot: No  
 Parking: Garage and driveway

**AGENTS NOTE** – *The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved*

EPC RATING: C  
 COUNCIL TAX BAND: C

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**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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# Mayfield, Morpeth



**Floor Plan**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by Propertybox.



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