



## The Crossway

Morpeth

- Semi detached family house
- Four bedrooms
- Walking distance to town centre
- Garage and driveway
- Mature garden with patio area
- No onward chain

Offers In Excess Of: **£ 330,000**

01670 511711  
17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

# The Crossway, Morpeth

Impressive in size, sits this four bedroomed family home on The Crossway which is located on the ever desirable area of Loansdean. This is a highly requested area in Morpeth due to its proximity not only to the main A roads and train station for commuters but it is also within walking distance to the wonders that the historic town of Morpeth has to offer. The property has been fully extended and is ready for someone to put their own stamp on it.

The property briefly comprises:- Grand entrance hallway which leads into a spacious bright and airy lounge with gas fire and surround and views overlooking the front garden, a separate dining room again with gas fire and surround and large bay window with direct access into the enclosed rear garden. The kitchen/diner has been fitted with a range of wall and base units, with plenty of space for your own appliances. To the back of the kitchen, you also have an outside W.C.

To the upper floor of the accommodation, you have four good sized bedrooms, three large doubles and one smaller double. All of which have been carpeted throughout and offering great storage. The family bathroom has been fitted with hand basin, walk-in shower and bath tub. A W.C. is located separately.

Externally to the front of the property you have a private driveway and garage, whilst to the rear you have a stunning mature garden and patio area which is fully enclosed and ideal for those who enjoy outdoor living.

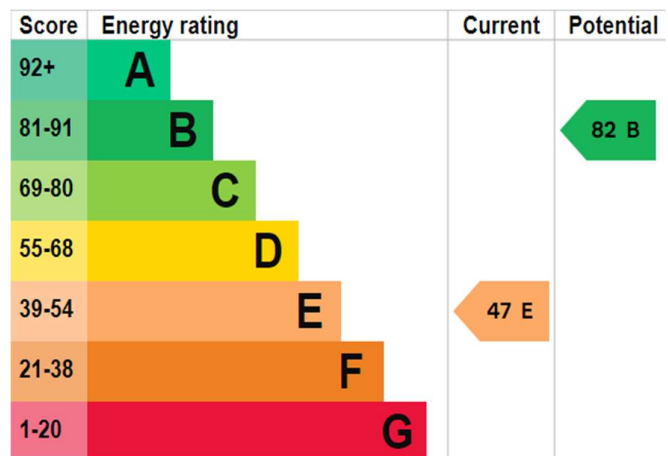
With no onward chain, this is a must view!

Lounge	14.11 X 11.11	(4.55m x 3.63m)
Second Reception	11.11 x 11.05 To bay window	(3.63m x 3.48m)
Kitchen/Diner	12.7 x 11.4	(3.84m x 3.45m)
Outside W.C.	7.00 x 2.06	(2.13m x 0.63m)
Bedroom One	13.02 x 12.02	(4.01m x 3.71m)
Bedroom Two	13.02 x 12.01 At biggest points	(4.01m x 3.68m)
Bedroom Three	11.10 x 8.09	(3.61m x 2.67m)
Bedroom Four	10.7 x 8.00	(3.22m x 2.44m)
Bathroom	7.02 x 7.02	(2.18m x 2.18m)
Separate W.C.	4.05 x 2.09	(1.23m x 0.64m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Gas: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Electric storage heaters  
 Broadband: No  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Garage and driveway

EPC Rating: E  
 Council Tax Band: E  
 M00007956.AB.SS.21.3.24.V.2



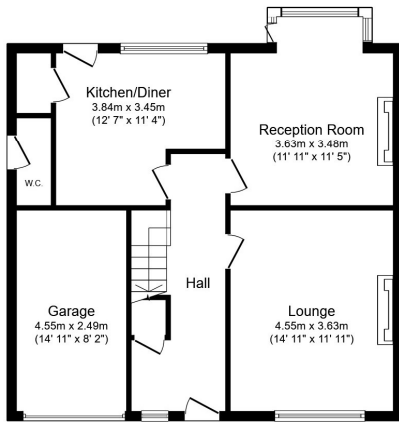
**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

**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.

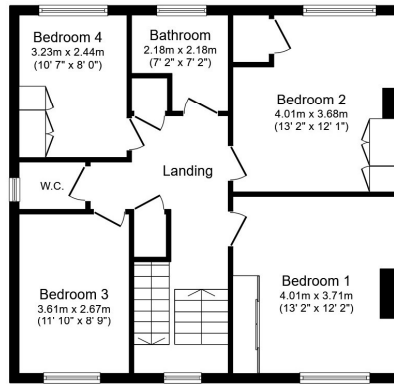
16 Branches across the North-East



# The Crossway, Morpeth



Ground Floor



First Floor

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.



**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.

**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.

16 Branches across the North-East

