



## Cuthbert Way Morpeth

- Detached house
- Three bedrooms
- Popular location
- Close to Morpeth First School
- Garage and driveway
- Rear garden with patio area

Offers In Excess Of: **£ 295,000**

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)

# Cuthbert Way, Morpeth

Striking three bedroomed detached home, located on the ever-popular Collingwood Manor estate. Sat in a prime position on Cuthbert Way, the property is immaculately presented throughout and ready to move straight into. This is a highly requested and prestigious development not only due to its proximity to the A1 for commuters, but it is within walking distance to the local first school, a very popular choice with families. The historic town of Morpeth is a short drive away where you have many delights to choose from which include an array of local bars, restaurants, shopping and nightlife on your doorstep.

The property briefly comprises:- Entrance hallway, downstairs W.C., spacious lounge with floods of natural light, fitted with grey carpets and finished with a blue feature wall. The open plan kitchen and dining area makes full use of the views with direct access through the patio doors to the rear. The high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage and appliances to include a four-ring gas hob, electric oven, fridge/freezer and washer/dryer.

To the upper floor, you are greeted by two double bedrooms and one single which can also be used as an office to suit. All rooms have been fitted with fitted carpets throughout and finished with modern colourful décor. The master bed further benefits from its own en-suite shower room whilst the family bathroom has been partially tiled and fitted with W.C., hand basin and bath.

Externally you have a small grassed garden to the front with a large private driveway which can accommodate at least two cars plus a garage. To the rear you have a fantastic enclosed garden which is a real sun trap. The garden is laid to lawn and with patio area and is ideal for those who enjoy outdoor living.

A must view to appreciate the space on offer!

Lounge: 14'3 x 10'3 (4.34m x 3.12m)  
 Dining Area: 10'2 x 9'4 (3.10m x 2.84m)  
 Kitchen: 9'9 x 8'3 (2.97m x 2.52m)  
 W.C: 4'11 x 2'11 (1.25m x 0.64m)  
 Bedroom One: 10'4 x 8'11 (3.15m x 2.72m)  
 En-Suite: 5'6 x 4'9 (1.68m x 1.49m)  
 Bedroom Two: 9'10 x 8'6 (2.99m x 2.59m)  
 Bedroom Three: 10'5 x 7'1 (3.18m x 2.16m)  
 Bathroom: 7'8 x 4'10 (2.33m x 1.25m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains gas  
 Broadband: Fibre (cabinet)  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Garage and driveway

#### 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

EPC Rating: B  
 Council Tax Band: D

M00007351.AB.SS.9.5.24.V.3

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

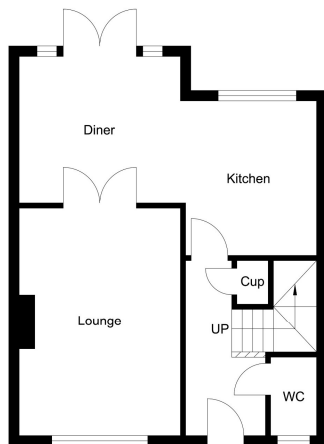
**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements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

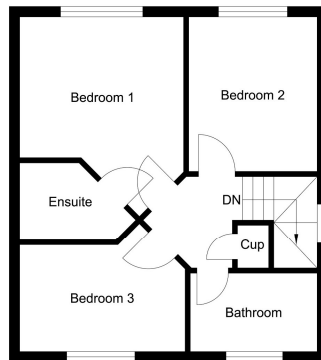
16 Branches across the North-East



# Cuthbert Way, Morpeth



Ground Floor



First Floor

## Cuthbert Way

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



**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

