



Fenwick Grove

Morpeth

- Terraced family home
- Exudes space
- Four bedrooms
- Enclosed rear yard
- Central location
- On street parking

Offers in Excess of **£ 240,000**

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Fenwick Grove, Morpeth

Rare opportunity to acquire this traditional four bedroomed family home. The property boasts a superb location on Fenwick Grove which is right in the heart of Morpeth town centre. You are surrounded by beauty, with minutes walk to the ever-popular Morpeth Park and River Wansbeck, plus local bars, restaurants and shopping delights that Morpeth has to offer. Internally the property exudes space and will attract huge interest from anyone looking to put their own stamp on their new forever home.

The property briefly comprises:- Grand entrance hallway, impressive lounge with large bay window allowing floods of natural light, finished with fire place and surround. This leads through to a second reception room, a further separate dining room and a galley style kitchen. The kitchen has been fitted with a range of wall and base units, offering plenty of storage. To the back of the kitchen you further benefit from a small storage area and access directly to the enclosed rear yard.

To the upper floor of the accommodation, there are four good sized bedrooms, two very large doubles and two singles. All rooms have been carpeted throughout and finished with neutral décor. The family bathroom has been finished with W.C., hand basin, bathtub and shower over bath.

Externally the property has a small garden to the front plus a generous sized yard to the rear which is fully enclosed, a rare find in the centre and ideal for those who enjoy outdoor living. On street parking is available.

Interest will be spectacularly high, all our Morpeth team to secure your viewing.

Lounge: 15'07 x 12'07 at biggest point (4.75m x 3.84m at biggest point)
 Kitchen: 10'09 x 7'09 (3.28m x 2.36m)
 Dining room: 10'10 x 9'10 (3.30m x 3.00m)
 Reception room: 15'6 x 13'2 (4.72m x 4.01m)
 Bedroom one: 12'10 x 12'6 (3.91m x 3.81m)
 Bedroom two: 13'9 x 13'0 (4.19m x 3.96m)
 Bedroom three: 11'10 x 6'11 (3.61m x 2.11m)
 Bedroom four: 9'5 x 7'2 (2.87m x 2.18m)
 Bathroom: 11'9 x 8'7 (3.58m x 2.62m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains gas
 Broadband: None
 Mobile Signal / Coverage Blackspot: No
 Parking: On street parking.

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: E

Council Tax Band: D
 M00008040.AB.SS.30.06.24.V.3

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |

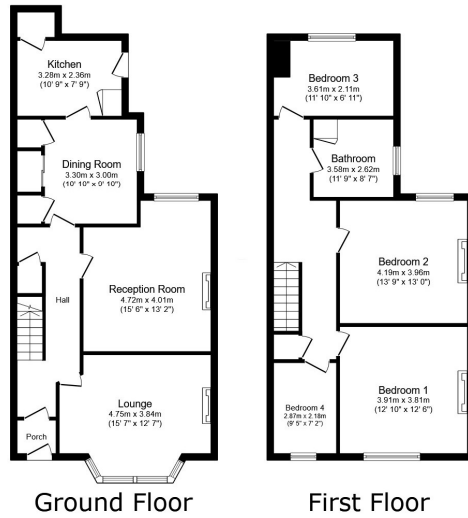
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Fenwick Grove, Morpeth



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by www.PropertyBox.io



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