



Cordwainers

Morpeth

- Semi Detached Family Home
- Three Bedroomed
- Enclosed Rear Garden
- Private Driveway
- Downstairs W.C.
- Freehold

Asking Price: £161,000

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17 Newgate Street, Morpeth

ROOK
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Cordwainers, Morpeth

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Simply stunning! We are pleased to bring to the market, this superbly presented and spacious, three bedroomed home on Cordwainers, which sits on ever popular Barratts development in Stobhill. The property itself been finished to a very high standard throughout and has that all important south facing sun trap garden to the rear. Its location, has always been in high demand, not only due to its easy links to the A1, but you are also within walking distance to the local train station, making it ideal for commuters. Morpeth centre is also a short distance away where you have a fantastic choice of local bars, restaurants, and river walks to choose from.

The property is a Discount Market Value property and will be sold at 70% of the open market value agreed by Northumberland County Council. Discount Market Value homes are subject to criteria within the Section 106 section on the Northumberland County Council website.

If you feel you meet the criteria, please contact Rook Matthews Sayer and we will provide an application form that can be completed and sent to housing.proposals@northumberland.gov.uk.

The property briefly comprises: - Entrance hallway, downstairs W.C, spacious bright and airy lounge, making full use of those picture-perfect views over the rear garden through the double patio doors. The lounge has been fitted with grey carpets throughout and finished with modern decor. The high spec kitchen has been fitted with a range of gloss wall and base units, offering an abundance of storage. Integrated appliances include four ring gas hob and electric oven, fridge/freezer and washing machine.

To the upper floor of the accommodation, you have three good sized bedrooms, two double bedrooms, and one single which could also be used as an office to suit. All rooms have been carpeted throughout and finished with modern décor. The master bedroom further benefits from from its own en-suite shower room fitted with W.C., hand basin and shower. The family bathroom includes W.C., hand basin and bath tub, complimented with grey walls to finish.

Externally to the side of the property, you have a large driveway which can accommodate at three cars, and to the rear you have a beautifully designed enclosed garden to the rear, which has been laid to lawn with patio area. A real credit to its current owners.

Guaranteed to impress, this is home will attract a huge amount of interest!

Lounge: 15'0 x 14'6 Max points (4.57m x 4.42m Max Points)
 Kitchen: 12'1 x 7'11 (3.68m x 2.41m)
 W.C: 5'1 x 3'1 (1.55m x 0.94m)
 Bedroom One: 13'9 x 8'6 Max points (4.19m x 2.59m Max Points)
 En-Suite: 8'5 x 4'4 Max points (2.57m x 1.34m Max Points)
 Bedroom Two: 10'2 x 8'6 (3.10m x 2.59m)
 Bedroom Three: 8'10 x 6'3 (2.69m x 1.91m)
 Bathroom: 7'11 x 6'3 Max points (2.41m x 1.91m Max Points)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Broadband: Fibre to Premises
 Mobile Signal / Coverage Blackspot: No
 Parking: Private 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: C

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

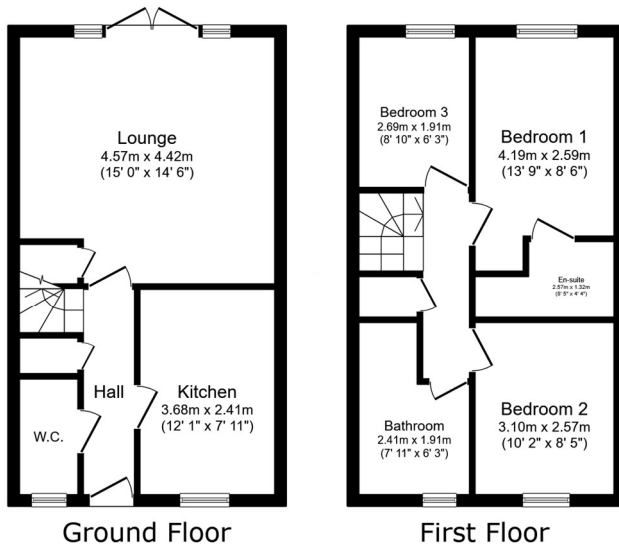
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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



Cordwainers, 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 part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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