



Hugh Percy Court Stannington

- 25% Shared ownership
- Three bedroomed property
- Split over two levels
- Two ensuites & family bathroom
- Garage and allocated parking bay

Asking Price: 50,000



01670 511711
17 Newgate Street, Morpeth NE61 1AW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsestateagents.co.uk

Hugh Percy Court

Stannington

We are proud to bring to the market a 25% shared ownership of this beautifully presented and immaculate family home on Hugh Percy Court, Morpeth. This is a spacious three bedroomed property which is split over two levels, offering the overall wow factor throughout and surrounded by beautiful communal gardens. The property is located on St Mary Park which is a small and quiet development, only four miles drive away from the bustling and historic town of Morpeth where you will find an array of local bars, restaurants and shopping delights to choose from.

The property briefly comprises:- Entrance hallway with stairs which lead up to the first-floor landing, small third bedroom currently being used as a dining room, impressive open plan lounge/kitchen area due to the high ceiling height and large windows overlooking the front street. The high spec kitchen has been fitted with modern wall and base units, offering an abundance of storage, and large picture-perfect window to enjoy the views over the rear communal garden. Integrated appliances include fridge/freezer, dishwasher and washing machine. The family bathroom has been partially tiled with a slick grey tile, white walls and fitted with W.C., hand basin and bath tub.

To the top floor of the living accommodation, you have two double bedrooms, both of which benefit from their own en-suite bathrooms. The master bedroom is a large double which comes with modern fitted wardrobes, excellent for storage and an en-suite shower room.

Externally you have an allocated parking bay and garage whilst to the rear you are surrounded by large communal gardens and greenery, ideal for those who enjoy outdoor living.

Guaranteed to impress, and with no onward chain, this is a must view!

Lounge/Kitchen	16.00 x 14.06	(4.88m x 4.42m)
Bedroom One	16.01 x 14.07	(4.90m x 4.45m) At biggest point
Bedroom Two	11.07 x 9.01	(3.53m x 2.77m)
Bedroom Three	11.05 x 9.01	(3.48m x 2.77m) At biggest point

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 1st February 2020

Council Tax Band:C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	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.

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