



## Lancaster Terrace

### Morpeth

- One Bedroomed
- Terraced House
- Quiet Location
- Private Parking Space
- Enclosed Rear Garden
- Freehold

**Guide Price: £95,000**

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17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Lancaster Terrace, Morpeth

With no onward chain, we have a fantastic opportunity for someone looking to sink their teeth into a mini project. Located on Lancaster Terrace, this one bedroomed end terrace, sits at the end of a quiet street, located in Morpeth, just a mere stones row from the heart of Morpeth centre. Morpeth itself, offers fabulous river walks with many bars, restaurants and shopping delights to choose from.

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The property briefly comprises:- Entrance hallway, downstairs family bathroom, fitted with W.C., hand basin, bath and shower over bath. The kitchen has been fitted with a range of wall and base units offering ample storage and a free-standing cooker. The lounge is a large space which has been fitted with laminate flooring, decorated with neutral walls and has an electric fire. It benefits from an under stairs cupboard offering extra storage and has views overlooking the rear garden.

To the upper floor of the accommodation, you have one large double bedroom, which has fitted mirrored wardrobes, a lovely feature fire place and has been fitted with carpets throughout.

Externally to the front of the property, you have a private parking space for one car, with additional on street parking available whilst to the rear you have your very own private enclosed garden.

We anticipate interest to be high, call now to organise your viewing.

Lounge: 15'6 x 15'2 Max points (4.72m x 4.62m Ma Points)  
Kitchen: 8'2 x 6'6 Max points (2.48m x 1.98m Max Points)  
Bedroom One: 15'6 x 11'11 (4.72m x 3.63m)  
Bathroom: 6'7 x 5'6 (2.00m x 1.68m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: None  
Mobile Signal / Coverage Blackspot: No  
Parking: Private Parking Space

#### 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: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 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.

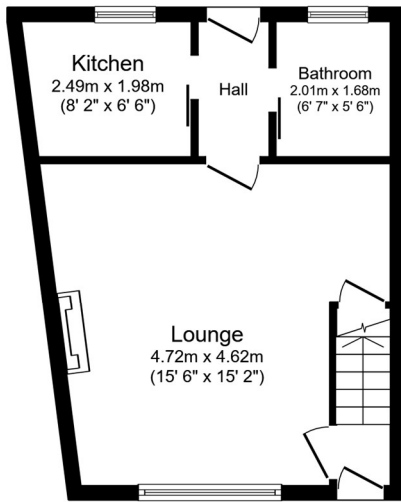
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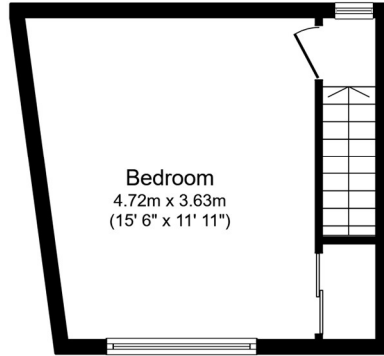




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Ground Floor



First Floor

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](http://www.Propertybox.io)



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