



Sleekburn Morpeth

- Semi Detached
- Two Bedroomed
- Downstairs W.C.
- Enclosed Rear Garden
- Private Driveway
- Freehold

Offers In Excess of: £180,000

01670 511711
17 Newgate Street, Morpeth

ROOK
MATTHEWS
SAYER

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

Sleekburn, Morpeth

We are delighted to welcome to the market, this beautifully presented two bedroomed semi-detached home on Sleekburn, which sits on the ever-popular Barratts development in Stobhill. This is a fabulous area for house hunters, due to its proximity not only to the bustling town of Morpeth, and is within walking distance to the local train station, making it ideal for commuters. The property itself has been finished to a high standard throughout and is ready to move straight into.

The property briefly comprises:- Entrance hallway, downstairs W.C, bright and airy lounge with floods of natural light and finished with grey carpets. The kitchen/diner has been fitted with a range of high-end country style wall and base units, offering great storage. Integrated appliances include a four-ring gas hob, electric oven and extractor fan.

To the upper floor of the accommodation, you have two good sized double bedrooms, both of which have been beautifully finished with modern décor, whilst the master bedroom further benefits from large fitted wardrobes, excellent for storage. The family bathroom has been partially tiled in a slick grey tile and complimented with a modern feature wall. Fixtures include W.C., hand basin, bath and mains shower over bath.

Externally to the front of the property, you have a private driveway which can accommodate at least two cars, whilst to the rear you have a generous sized level garden which has been laid to lawn with patio area. The garden is a real suntrap for those who enjoy outdoor entertaining.

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

Lounge: 12'11 x 11'10 (3.94m x 3.61m)
Kitchen/Diner: 12'9 x 7'2 (3.89m x 2.18m)
W.C: 6'1 x 3'5 (1.85m x 1.06m)
Bedroom One: 12'11 x 9'3 (3.94m x 2.82m)
Bedroom Two: 12'11 x 7'2 (3.94m x 2.18m)
Bathroom: 6'4 x 6'0 (1.93m x 1.83m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Fibre to Cabinet
Mobile Signal / Coverage Blackspot: No
Parking: 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		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

M00008167.AB.LB.20/08/24.V.1

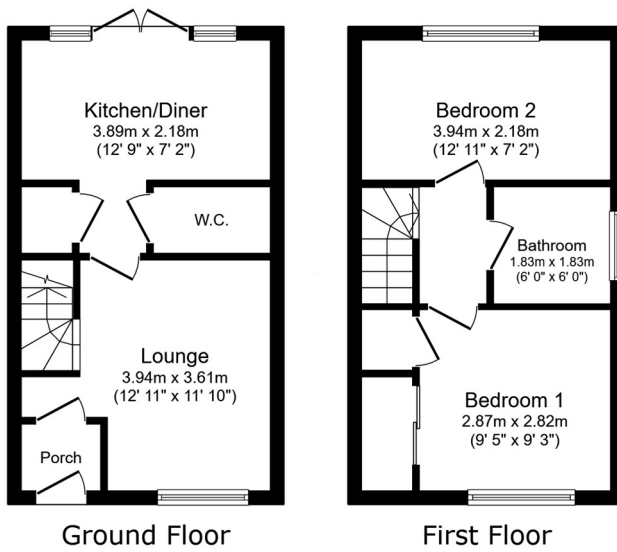
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements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



Sleekburn, 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 inspection(s). Powered by www.Propertybox.io



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

