



Bowyer Way Morpeth

- Three Bedroomed
- Modern Décor
- Semi Detached Family Home
- Enclosed Rear Garden
- Desirable Location
- Private Carport

Asking Price £164,500

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17 Newgate Street, Morpeth

ROOK
MATTHEWS
SAYER

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Bowyer Way, Morpeth

Extremely well presented and spacious, three bedroomed family home, located on Bowyer Way, which sits on the ever-desirable Barratts home development in Stobhill. The property itself offers a fabulous position tucked away, offering peaceful living and high attractive to families. The property itself internally, has been finished to a high standard throughout by its current owners, meaning it is ready to move straight into.

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, bright and airy lounge with floods of natural light, due to the large double patio doors leading straight into the garden. Currently finished with light beige carpets, panelled walls and modern décor throughout. The kitchen has been fitted with a range of high gloss wall and base units, offering an abundance of storage. Integrated appliances include fridge/freezer, dishwasher, washing machine, electric oven and hob.

To the upper floor of the accommodation, you two large double bedrooms, and one single which could also be used as an office to suit. All rooms have been carpeted throughout and beautifully finished with modern décor. The master bedroom further benefits from its own en-suite shower room. The family bathroom has been partially tiled in a slick grey tile and complimented with white walls and black radiator. Fixtures include W.C., hand basin, bath and mains shower over bath.

Externally, you have a private carport which can accommodate at least two cars, whilst to the rear you have a generous sized level grassed garden, which has been laid to lawn with patio area. The garden will be a real winner for those who enjoy outdoor entertaining.

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

Lounge: 15'1 x 14'7 (4.59m x 4.45m)
 Kitchen: 12'1 x 7'11 (3.68m x 2.41m)
 W.C: 4'10 x 3'1 (1.24m x 0.94m)
 Bedroom One: 13'9 x 8'6 (Max points) (4.19m x 2.59m)
 En-Suite: 8'5 x 4'4 (Max points) (2.57m x 1.34m)
 Bedroom Two: 10'3 x 8'5 (3.12m x 2.57m)
 Bedroom Three: 8'10 x 6'3 (2.69m x 1.91m)
 Bathroom: 7'10 x 6'3 (L-Shaped Max points) (2.39m x 1.91m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Central Gas
 Broadband: Fibre to Premises
 Mobile Signal / Coverage Blackspot: No
 Parking: Private Carport

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

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

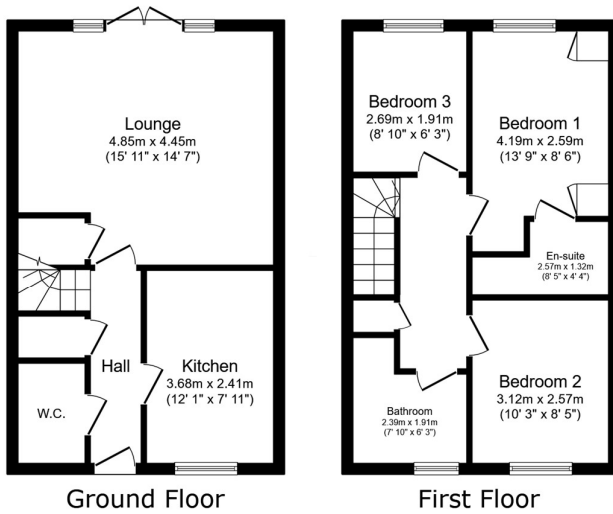
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

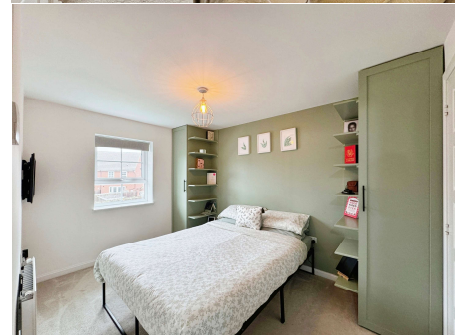
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Bowyer Way, Morpeth



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



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