



## Balmoral Grove Morpeth

- Three Bedroomed Family Home
- Large Enclosed Garden
- Desirable Location
- Quiet Cul-de-Sac
- Modern Décor
- Two Allocated Parking Bays

**Asking Price £110,700**

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# Balmoral Grove Morpeth

Spacious and well presented, three bedroomed family home, located on the ever-desirable St Georges Wood development. Located on Balmoral Grove, the property boasts a fantastic location, tucked away within a quiet cul-de-sac, ideal for families. Not only is it a stones throw from King Edwards VI school, but you are also within walking distance 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 is being sold under the shared ownership scheme, offering its new owners the chance to purchase a 54% share. More options are available dependant on the buyer. If you feel you meet the criteria, please contact Rook Matthews Sayer and we will happily provide you with further information.

The property briefly comprises:- Entrance hallway, downstairs W.C, spacious bright and airy lounge which has been fitted with beautiful wood flooring and finished with white crisp walls. To the rear you are greeted with an open plan kitchen/diner with plenty of room for your dining table and chairs. The kitchen itself has been fitted with a range of dark grey gloss wall and base units, offering an abundance of storage. Integrated appliances include a four-ring gas hob and electric oven.

To the upper floor, you have three good sized double bedrooms, two large doubles and one single, which could also be used as an office to suit. All rooms have been tastefully decorated and offer excellent storage. The family bathroom includes W.C., hand basin, bath tub with shower over bath.

Externally you have two allocated parking bays to the front of the property, whilst to the rear you have a large enclosed garden which has been laid to lawn with a paved patio area, ideal for those who enjoy outdoor living.

This property must be viewed to appreciate the space on offer.

Lounge: 15'1 x 10'4 (4.59m x 3.15m)  
 Kitchen/Diner: 17'4 x 6'10 (5.28m x 2.08m)  
 W.C: 5'10 x 4'11 (1.79m x 1.25m)  
 Bedroom One: 15'11 x 9'10 (4.85m x 2.99m)  
 Bedroom Two: 10'2 x 8'10 (3.10m x 2.69m)  
 Bedroom Three: 9'0 x 6'11 (2.74m x 2.11m)  
 Bathroom: 7'9 x 6'3 (2.36m x 1.91m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Gas Central  
 Broadband: Fibre to Premises  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Two Allocated Bays

#### TENURE

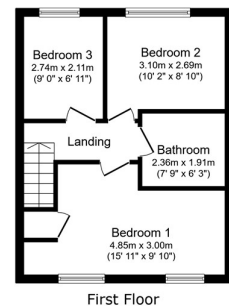
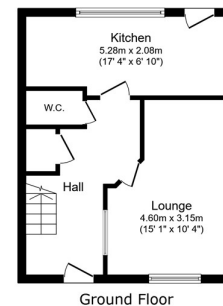
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

EPC Rating: B  
 Council Tax Band: C

Shared Ownership. It is understood that this property is Shared Ownership. 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.

Share For Sale: 54%  
 Rent Payable on Remaining Share: £259.84 per month  
 Service Charge: £20.70 per month  
 Building Insurance: £23.67  
 Management Fee: £13.83

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any floor area), openings and orientations are approximate. We do not warrant the accuracy of the information provided. It is your responsibility to verify the information provided. We do not accept any liability for any errors or omissions. It is your responsibility to verify the information provided. We do not accept any liability for any errors or omissions.

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		

**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.

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