



## Edgehill Morpeth

- Semi Detached House
- Fully Enclosed Garden
- Two Bedrooms
- Large Driveway plus Garage
- Desirable Location
- No Onward Chain

**Asking Price £185,000**

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# Edgehill Morpeth

We have a fantastic opportunity to purchase this two bedroomed semi detached home located on Edgehill, Stobhill Grange. This is an extremely sought-after location with families, not only due to being within walking distance to Stobhill County first school, but its proximity to Morpeth town Centre, where you are greeted by weekly markets, river walks, plenty of bars, restaurants, and shopping wonders. Not to mention a first, middle and high school, all on your doorstep. The property is ideal for someone looking to put their own stamp on their new home.

The property briefly comprises:- Entrance hallway and a generous lounge with floods of natural light due to the two extensive windows at either side of the room. The kitchen is a great space and has been fitted with a range of wooden wall and base units. There is also a separate utility space.

To the upper floor of the accommodation, you have two good sized bedrooms all offering fantastic space and excellent storage with bedroom one having fitted wardrobes. All rooms have been carpeted throughout. The family shower bathroom has been fitted with W.C., hand basin and bath.

Externally, you have a small, grassed area to the front with a large driveway which can accommodate two cars plus a garage. To the rear you have a beautifully presented garden which is fully enclosed. The garden is a great space for relaxation. With no onward chain, this property offers plenty of scope to really make it your own and it won't be available for long! Call now to arrange your viewing.

- Kitchen: 10'11 x 9'0 (3.33m x 2.74m)
- Lounge: 13'9 x 15'5 (4.19m x 4.70m)
- Utility Room: 10'4 x 6'11 (3.15m x 2.11m)
- Bedroom One: 15'5 x 10'4 (4.70m x 3.15m)
- Bedroom Two: 12'2 x 7'5 Max Points (3.71m x 2.26m)
- Bathroom: 4'11 x 5'5 (1.25m x 1.65m)
- WC: 2'5 x 6'11 (0.76 x 2.11m)

## PRIMARY SERVICES SUPPLY

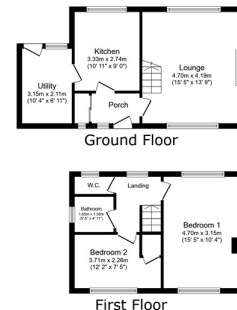
- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas Central
- Broadband: Fibre to Premises
- Mobile Signal / Coverage Blackspot: No
- Parking: Large Driveway plus Garage

## 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: C
- Council Tax Band: C

M00008047.LB.JD.01/11/2024.V.2



This floor plan is for illustration purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. This cannot be relied upon for the purchase and is not intended to be used for any other purpose. A party must view over its own eyesight. Powered by www.propertydata.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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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