



Geranium Drive Morpeth

- Semi Detached Home
- Two Bedroomed
- Desirable Area
- Generous Sized Rear Garden
- Private Driveway
- Electric Charging Port

Asking Price £128,000

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Extremely well presented and spacious, two bed roomed family home, located on Geranium Drive, Morpeth. This is a highly requested and prestigious development not only due to its proximity to the A1 for commuters, but is only a short drive to King Edward VI High School, a very popular choice with families. The property itself offers a fabulous position tucked away at the end of the estate, offering peaceful living. Internally, it 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, bright and airy open plan lounge/kitchen with floods of natural light and modern décor throughout. This is a fantastic family space which leads seamlessly into a rear conservatory, offering that all important extra living space whilst being able to soak up the views over the rear garden. The kitchen has been fitted with a range of white wall and base units, offering an abundance of storage. Integrated appliances include fridge/freezer, double oven and four-ring gas hob. You further benefit from a downstairs W.C. and large walk-in cupboard which could house your washer/dryer.

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

Externally, you have a private driveway to accommodate one car and an electric charging point, whilst to the rear you have a generous sized level grassed garden, which has been laid to lawn with decked area. The garden is ideal for those who enjoy outdoor entertaining.

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

Lounge/Kitchen: 22'11 x 13'1 (Max Points) (6.99m x 3.99m)
 W.C: 4'11 x 4'1 (1.25m x 1.24m)
 Conservatory: 9'5 x 8'8 (2.87m x 2.64m)
 Bedroom One: 13'2 x 11'8 (Max Points) (4.01m x 3.56m)
 Bedroom Two: 13'2 x 8'5 (Max Points) (4.01m x 2.57m)
 Bathroom: 6'8 x 6'1 (2.03m x 1.85m)

PRIMARY SERVICES SUPPLY

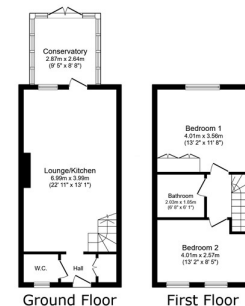
Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Central Gas
 Broadband: Fibre to Premises
 Mobile Signal / Coverage Blackspot: No
 Parking: Private Driveway

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

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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 liability is accepted for errors or omissions. This plan is for information only and does not constitute an offer or agreement. No liability is taken for any error, omission or misstatement. A party must verify any such information. Powered by www.floorplans.co.uk

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 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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