



## Grange Road Morpeth

- Semi detached bungalow
- Enclosed, paved rear garden
- Two bedrooms
- Garage and driveway
- Walking distance to train station
- No onward chain

**Offers In The Region Of £200,000**

01670 511711  
17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

# Grange Road, Morpeth

Are you looking for a mini project to put your own stamp on? We have a fantastic opportunity to purchase this two bedroomed semi-detached bungalow on Grange Road, Morpeth. The property boasts a fantastic position and is always in high demand, not only due to being within walking distance to Morpeth train station but you have very easy access directly into Morpeth town centre where you will find an array of local bars, restaurants, weekly town markets and fabulous river walks.

The property briefly comprises:- Entrance hallway, bright and airy lounge with a lovely outlook to the front, fully fitted kitchen with an abundance of storage and appliances to include a four-ring gas hob and electric oven. To the back of the kitchen, you further benefit from a separate utility room offering further storage and direct access to the garden and garage.

The property has two good sized bedrooms; one large double and one single, both of which have been carpeted throughout and finished with modern décor. The family wet room has been finished with W.C., hand basin and shower.

Externally to the front of the property, you have a large low maintenance garden with a private driveway that can accommodate at least two cars plus a garage, whilst to the rear you have a fully enclosed paved garden which could be ideal for those who enjoy outdoor entertaining.

With no onward chain, this is a must view to appreciate the space on offer.

Lounge: 13'10 x 10'10 (4.22m x 3.30m)  
 Kitchen: 10'10 x 8'7 (3.30m x 2.62m)  
 Utility: 9'5 x 5'11 (2.87m x 1.80m)  
 Bedroom One: 11'11 x 11'11 (3.63m x 3.63m)  
 Bedroom Two: 11'10 x 7'10 (3.61m x 2.39m)  
 Wet Room: 7'7 x 5'6 (2.31m x 1.68m)  
 Garage: 17'0 x 8'0 (5.18m x 2.44m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains gas  
 Broadband: None  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Garage and driveway

#### MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that one ceiling joist requires replacement.

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to front door
- Wet room

#### 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: E  
 Council Tax Band: C

M00008067.AB.JD.18.10.24.V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

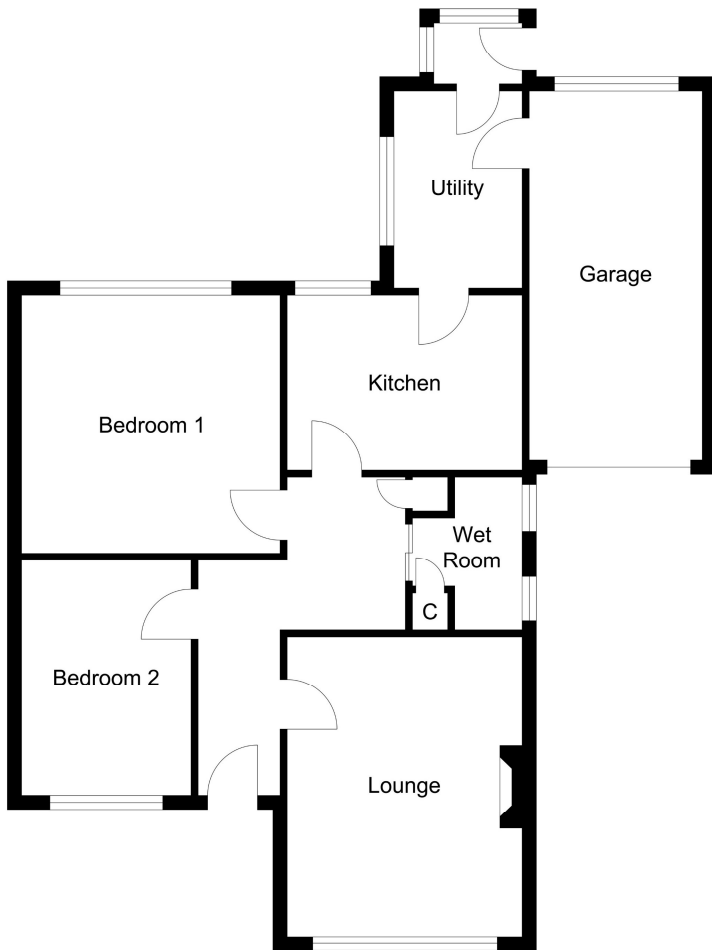
**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements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

16 Branches across the North-East



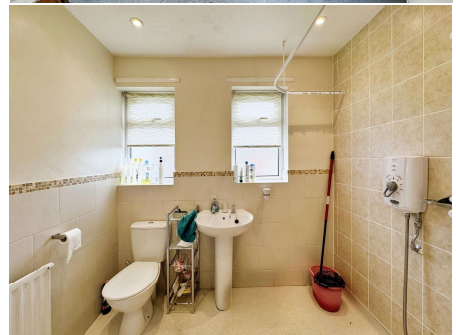
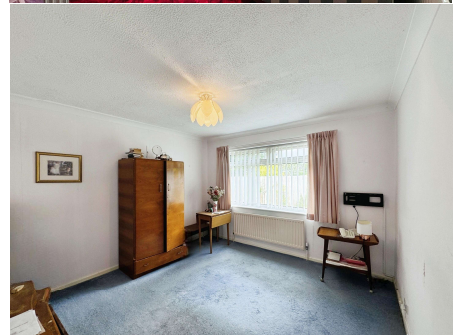
# Grange Road, Morpeth



Grange Road

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 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

