



Moorfields Morpeth

- Semi Detached Home
- Three Bedroomed
- Sought After Location
- No Onward Chain
- Fully Enclosed Garden
- Private Driveway plus Garage

Offers In The Region Of £240,000

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Moorfields Morpeth

We have a fantastic opportunity to purchase this three bedroomed semi detached home located on Moorfields, Stobhill Grange. The property boasts a tremendous corner position and is an extremely sought-after location with families, not only due to being within walking distance to Stobhill County First School and Morpeth train station, but its proximity to 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, impressive bright and airy lounge with spectacular patio doors that lead out to the secluded enclosed side garden. The large lounge/diner is a great space for families with plenty room for your dining table and chairs. Fully fitted kitchen with an abundance of storage and appliances to include a four-ring gas hob and electric oven. You further benefit from a large separate utility room offering further storage and direct access to the rear garden. There is plumbing in the utility that could be used to create a downstairs W.C.

The property has three good sized bedrooms, two large doubles and one single, all of which have been carpeted throughout. The master bedroom further benefits from a fitted wardrobe offering excellent storage. The family bathroom has been finished with W.C., hand basin and walk in shower.

Externally to the front of the property, you have a 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. The rear garden is a great space for relaxation.

With no onward chain, this property is sure to attract a lot of interest, please call us now to arrange your viewing.

- Kitchen: 8'0 x 13'5 (2.44m x 4.09m)
- Lounge/Dining: 23'10 x 12'4 (7.26m x 3.76m)
- Hallway: 9'11 x 8'1 (3.02m x 2.46m)
- Utility Room: 21'6 x 7'0 (6.55m x 2.13m)
- Bedroom One: 12'8 x 12'4 (3.86m x 3.76m)
- Bedroom Two: 10'10 x 12'4 Max Points (3.30m x 3.76m)
- Bedroom Three: 7'6 x 9'7 Max Points (2.29m x 2.92m)
- Bathroom: 9'0 x 8'0 Max Points (2.74m x 2.44m)

PRIMARY SERVICES SUPPLY

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

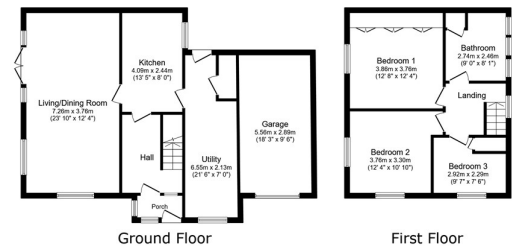
TENURE

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

M00008226.LB.JD.01/11/2024.V.2



This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. We do not warrant or guarantee the accuracy of this information. We do not warrant, we do not warrant, we do not warrant. A party must view the property to see for themselves. Powered by www.propertydata.co

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 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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