



## Birchwood Tranwell Wood

- Renovation Project
- Generous Plot Size of 0.56 acres
- Stunning Mature Gardens
- Small Community
- Off Street Parking
- Tenure: Freehold

**Offers In Excess Of: £650,000**

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17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Birchwood, Tranwell Wood

Location, Location, Location!! We have a fantastic opportunity to purchase a renovation project on what is considered to be one of the finest addresses within Morpeth. As the property has stood empty for some time, the property will be ideal for those looking to take on either a full refurbishment from top to bottom or to re-build from scratch and make your forever dream home.

The property is located on Tranwell Woods, nestled within a small community of rare and prestigious homes. Set on a generous plot size of 0.56 acres, and surrounded with stunning mature gardens which wrap the entirety of the property offering vibrancy, colour and life, this garden will be a real winner with those who enjoy outdoor entertaining at its finest.

The historic town of Morpeth is just a few miles away, where you will find an array of local bars, restaurants, river walks and weekly markets to choose from.

Lounge: 21'0 x 16'6 (6.40m x 5.03m)  
Dining Room: 19'7 x 13'10 (5.97m x 4.22m)  
Breakfasting Kitchen: 19'6 x 16'8 (5.94m x 5.08m)  
Master Bedroom: 18'0 x 16'8 (5.49m x 5.08m)  
Bedroom Two: 16'6 x 11'8 (5.03m x 3.56m)  
Bedroom Three: 16'9 x 11'8 (5.11m x 3.56m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Not Connected  
Heating: Oil  
Broadband: None  
Mobile Signal / Coverage Blackspot: No  
Parking: Off Street Parking

#### 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: F  
Council Tax Band: D

M00007907.AB.LB.26/07/24.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	29 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



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