



Elden Grove

Morpeth

- Semi Detached
- Enclosed Rear Garden
- Two Bedroomed
- Private Driveway
- Modern Décor Throughout
- Freehold

Guide Price: £180,000

01670 511711
17 Newgate Street, Morpeth

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsestateagents.co.uk

Elden Grove, Morpeth

Immaculately presented two bedroomed semi-detached home on Elden Grove, St Mary Park. The property is located in a quiet development with a gastro pub on your door-step, whilst the picturesque village of Stannington offers a first school and further amenities. Morpeth town centre is only a short drive where you will find an array of bars and restaurants to suit your needs.

The property briefly comprises:- Entrance hallway, leading to a downstairs W.C. and spacious lounge. The kitchen has been fitted with modern wall and base units offering plenty of storage. Appliances include integrated fridge/freezer and oven. You have double doors leading into a lovely enclosed grassed garden, ideal to suit a family.

To the upper floor you have two double bedrooms. The main family bathroom has been partially tiled and fitted with W.C., hand basin and bath.

Externally, you have a driveway which can accommodate two cars. The property is a must see and we anticipate interest to be high.

Kitchen: 10'11 x 5'3 (3.33m x 1.60m)
WC: 5'7 x 3'1 (1.70m x 0.94m)
Lounge: 12'4 x 13'10 Max Points (3.76m x 4.22m Max Points)
Bedroom One: 12'5 x 9'3 (3.78m x 2.82m)
Bedroom Two: 8'10 x 12'4 Max Points (2.69m x 3.76m Max Points)
Bathroom: 5'7 x 6'3 (1.70m x 1.91m)

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: C

Council Tax Band: B

M00008183.AB.JD.28/10/24V.4

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

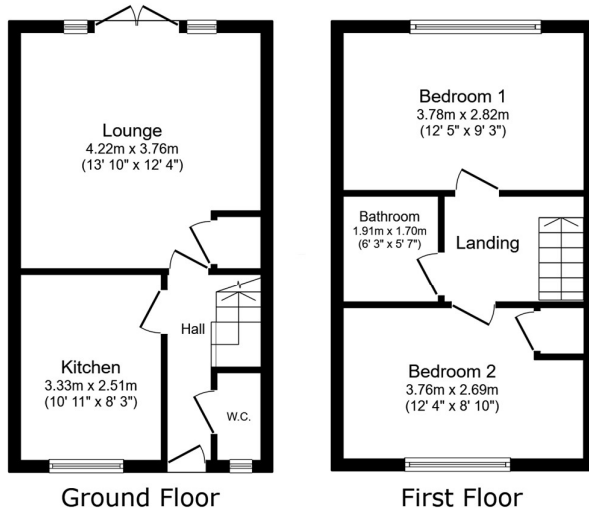
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements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

16 Branches across the North-East



Elden Grove, Morpeth



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

