



Fennel Way Morpeth

- Semi Detached Home
- Three Bedrooms
- Modern Décor
- Off Street Parking
- Fully Enclosed Garden
- Freehold

Asking Price £210,000

01670 511 711
morpeth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

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

Fennel Way Morpeth

Guaranteed to impress, sits this superbly presented, three bedroomed semi-detached family home on Fennel Way, Morpeth. The property boasts a fantastic position tucked away on a quiet cul-de-sac, which is ideal for families. The property has been finished to a high standard throughout, fitted with new carpets and flooring and is ready to move straight into. Morpeth town centre is just minutes' drive where you will find an array of local bars, in demand schools, restaurants, shopping and river walks to choose from.

The property briefly comprises:- Entrance porch, leading straight through to a spacious light and airy lounge. The lounge has been fitted with light carpets and finished with modern décor. The modern kitchen has been fitted with a range of wall and base units, offering plenty of storage and views over the rear garden which can be accessed via the double patio doors. Intergrated appliances include an oven, extractor fan, four-ring gas hob, fridge and freezer. You further benefit from a downstairs W.C.

To the first floor of the accommodation, you have two good sized double bedrooms, both of which offer fantastic space, modern décor and are carpeted. The family bathroom has been fitted with W.C, hand basin, bath and shower over bath.

To the top floor, you are greeted by the spacious master bedroom which spans the whole of the top floor.

Externally, the property has two private parking spaces, whilst to the rear you have a fully enclosed garden which has been laid to lawn with patio area, making it ideal for those who enjoy outdoor entertaining.

This could be a fantastic property for a first-time buyer or someone looking for a property within a highly requested area.

Lounge: 11.81 x 14.70 Max Points (3.56m x 4.45m)
 Kitchen: 8.84 x 11.81 (2.64m x 3.56m)
 W.C: 4.38 x 3.68 (1.33m x 1.12m)
 Bedroom One: 27.22 x 11.81 Max points (8.28m x 3.56m)
 Bedroom Two: 10.47 x 11.81 (3.15m x 3.56m)
 Bedroom Three: 8.87 x 11.81 (2.64m x 3.56m)

PRIMARY SERVICES SUPPLY

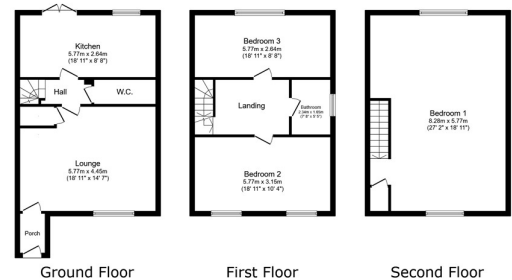
Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains gas
 Broadband: TBC
 Mobile Signal / Coverage Blackspot: No
 Parking: Allocated Parking

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: B
 Council Tax Band: C

M00008283.LB.JD.14/01/2025.V.1



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. No liability is accepted for errors or omissions. The buyer is advised to verify the accuracy of the information. A party must verify the facts themselves. Powered by www.propertydata.co

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

16 Branches across the North-East

