



Second Avenue Morpeth

- Semi Detached Home
- Freehold
- Two Bedrooms
- Generous Sized Garden
- Ideal Location
- Private Driveway

Asking Price £120,000

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Second Avenue Morpeth

We have a fantastic opportunity to purchase this spacious two bedroomed family home which is available on Second Avenue, Morpeth. The property is in a great position, with a large rear garden and is always in high demand, not only due to being within walking distance to the local train station, but easy access to the A1, making it ideal for commuters. The historic town of Morpeth is also only a short walk away where you have an array of local bars, restaurants and shopping delights to choose from.

The property briefly comprises:- Entrance hallway, spacious bright and airy lounge with fireplace and modern decor, large kitchen diner which has been fitted with a range of base units, offering an abundance of storage. Appliances include electric oven and four-ring gas hob. You further benefit from a fitted seating area, to enjoy family meals.

To the upper floor, you have two good sized bedrooms, one large double with excellent storage and one smaller double. Both rooms have been finished to a lovely standard throughout. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally you have a private driveway with additional on street parking available. To the rear there is a generous sized level garden, which is fully enclosed and has been laid to lawn with patio area. This garden will be a real bonus for those who enjoy outdoor entertaining.

We anticipate interest will be high, call us now to arrange your viewing.

- Lounge: 12'10 x 11'10 (3.91m x 3.61m)
- Kitchen/Diner: 16'4 x 8'0 (4.98m x 2.44m)
- Bedroom One: 13'3 x 10'10 (4.04m x 3.30m)
- Bedroom Two: 10'0 x 9'7 (Max points) (3.05m x 2.92m)
- Bathroom: 7'2 x 4'8 (2.18m x 1.46m)

PRIMARY SERVICES SUPPLY

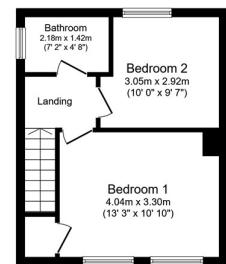
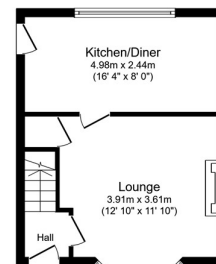
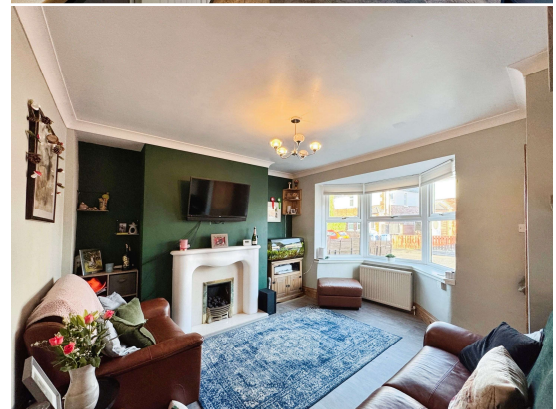
- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas Central
- Broadband: Fibre to Cabinet
- Mobile Signal / Coverage Blackspot: No
- Parking: Private Driveway

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: D
- Council Tax Band: A

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any floor area), openings and orientations are approximate. We do not warrant the accuracy of this information and we do not accept any liability for any loss or damage arising from its use. It is the buyer's responsibility to verify the accuracy of this information. It is not intended to constitute an offer or contract. It is not intended to be used as a basis for any agreement. We do not warrant the accuracy of this information. It is not intended to be used as a basis for any agreement. We do not warrant the accuracy of this information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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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