



## Shields Road Morpeth

- Semi Detached Home
- Three Bedrooms
- Enclosed Garden
- No Onward Chain
- Garage plus Driveway
- Freehold

**Offers Over £175,000**

01670 511 711  
morpeth@rmsestateagents.co.uk

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# Shields Road Morpeth

With no onward chain and in immaculate condition, this three bedroomed family home has just become available on Shields Road, Morpeth. The property has been fully extended, offering superb internal space and is ready to move straight into. Situated in a great position and always in high demand, not only due to being within walking distance to the local train station, but easy access to the main 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, impressive bright and airy open plan lounge/diner with floods of natural light. There is ample space in with modern décor, perfect for any growing family. The kitchen has been extended to the rear and fitted with a range of modern wall and base units, offering an abundance of storage and views over the rear garden. Appliances include double oven, four-ring gas hob and extractor fan.

To the upper floor, you have three good sized bedrooms, two doubles and one single, all of which have been carpeted throughout and finished with tasteful décor. The master bedroom further benefits from large mirrored wardrobes, excellent for storage. The family bathroom has been finished with W.C., hand basin, bath tub and shower over bath.

Externally you have a private driveway plus garage, with additional on street parking also available. To the rear there is a generous sized level garden which has been laid to lawn with patio area, ideal for those who enjoy outdoor entertaining.

We anticipate interest will be high! Call now to arrange your viewing.

Lounge: 13'6 x 12'10 (4.12m x 3.91m)  
 Dining Room: 9'10 x 13'0 (2.99m x 3.96m)  
 Kitchen: 14'0 x 10'8 (4.27m x 3.25m)  
 W.C: 6'7 x 2'8 (2.00m x 0.85m)  
 Bedroom One: 12'11 x 12'4 (3.94m x 3.76m)  
 Bedroom Two: 12'11 x 10'8 (3.94m x 3.25m)  
 Bedroom Three: 9'1 x 7'7 (2.77m x 2.31m)  
 Bathroom: 7'5 x 5'5 (Max points) (2.26m x 1.65m)

## PRIMARY SERVICES SUPPLY

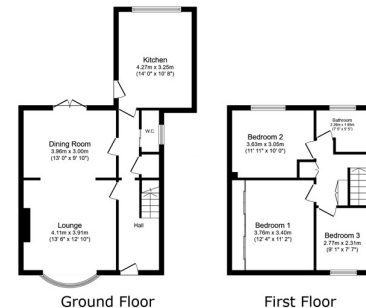
Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Central Gas  
 Broadband: Fibre to Cabinet  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Private Driveway plus Garage

## 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: B

M00008279.AB.JD.09/01/2025.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 details are guaranteed. This cannot be relied upon for the purposes of any legal agreement. We advise to obtain a professional measurement. A party must view upon its own inspection. Powered by www.propertybase.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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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