



Springhill Walk Morpeth

- Ground Floor Apartment
- Spacious One Bedroom
- Close to Town Centre
- Modern Décor
- Close to First School
- Fully Enclosed Garden

Asking Price: **£85,000**

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No onward Chain! A fantastic opportunity to acquire a well-maintained 1 bed ground floor apartment a prime location. The combination of its contemporary design and excellent location makes it a perfect choice for those seeking to live close to amenities yet enjoy a peaceful, homely environment. It is not only a house but a home waiting for the right owner to appreciate its unique qualities. Kirkhill is a popular location with house hunters due to its proximity to not only Abbeyfield's first school but also within walking distance to the historic town of Morpeth centre where you will find an array of local bars, restaurants, river walks and shopping delights to choose from.

The property briefly comprises:- Entrance hallway, which leads straight into a bright and airy lounge, with floods of natural light and fantastic views over your own private rear garden. Currently the lounge has been fitted with light grey carpets and finished with a modern feature wall. The kitchen comes fitted with a range of shaker style wall and base units, offering plenty of cupboard storage and large window over the front street. Appliances include electric oven and hob with extractor fan.

You have one large double bedroom which has been fitted with grey carpets and finished with a crisp white wall. The family shower room has recently been completed with modern units to include W.C., hand basin, and walk-in shower.

Externally, you have a fully enclosed garden, which will be a real winner with those who enjoy outdoor living. This garden has been laid to lawn with patio area currently housing bench seating. On street parking is available.

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

Lounge: 14'2 x 12'4 (4.32m x 3.76m)
 Kitchen: 12'2 x 7'10 Max points (3.71m x 2.39m)
 Bedroom One: 12'4 x 10'11 (3.76m x 3.33m)
 Bathroom: 12'2 x 7'10 Max points (3.71m x 2.39m)

PRIMARY SERVICES SUPPLY

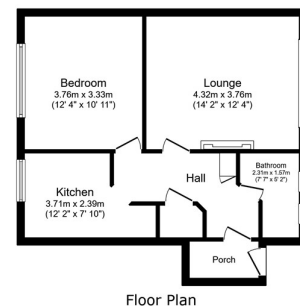
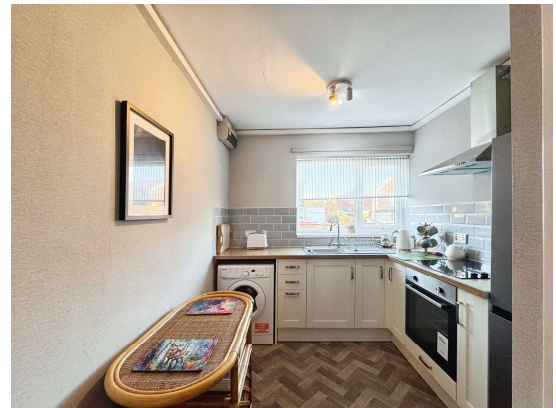
Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Gas Central
 Broadband: ASDL Copper wire
 Mobile Signal Coverage Blackspot: No
 Parking: On Street Parking

TENURE Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
 Length of Lease: 125 years from 25th January 2016.

The sale of this Property is subject to Grant of Probate. Grant of Probate has now been issued. Please seek an update from the Branch if you require any further information.

EPC Rating: C
 Council Tax Band: A

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This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No liability is accepted. This cannot be relied upon for the purchase and is to be taken from any part of any agreement. No liability is taken for any error, omission or misstatement. A party must view over its own inspection(s). Powered by www.propertydata.co

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 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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