



## Tailor Way Morpeth

- Semi Detached Home
- Two Bedrooms
- Desirable Area
- Generous Sized Garden
- Allocated Parking Bays
- Freehold

**Asking Price £190,000**

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# Tailor Way Morpeth

Guaranteed to impress, sits this beautifully presented two bedroomed family home on Tailor Way, Morpeth. This is a highly requested development in Stobhill due to its proximity to not only the train station and main motorways, which is fantastic for those who need to commute, but an ideal location for being within walking distance into Morpeth town centre where you have a great choice of local bars, restaurants and shopping delights to choose from. The property itself has been finished to a high standard throughout with evident quality fixtures and fittings and a fabulous garden to the rear.

As the 'Former Showhouse' as expected there are a number of upgrades, complemented by tasteful decor. Internally the property has been finished to a high standard.

The property briefly comprises:- Entrance porch which leads straight into a bright and airy lounge with grey carpets and modern décor throughout. The modern high spec kitchen has been fitted with a range of white wall and base units, offering an abundance of storage. The kitchen has patio doors leading you out into the enclosed rear garden. Appliances include a four-ring gas hob and electric oven. You further benefit from a large walk-in cupboard and a separate downstairs W.C.

To the upper floor of the living accommodation, you have two double bedrooms both of which have been tastefully decorated and fitted with grey carpets throughout. Both bedrooms come with fitted mirrored wardrobes, perfect for extra storage. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally you have two allocated parking bays to the rear of the property, which have direct access straight into a lovely generous sized level grassed garden.

This property is sure to attract a lot of interest for anyone looking for a pristine starter home on a sought-after development. Please call us now to arrange your viewing.

Lounge: 9.12 x 11.93 (2.77m x 3.58m)  
 Kitchen: 7.21 x 12.67 (2.18m x 3.81m)  
 W.C.: 5.97 x 3.93 (1.75m x 1.19m)  
 Bedroom One: 11.06 x 9.39 (3.35m x 2.82m)  
 Bedroom Two: 7.07 x 12.89 (2.13m x 3.26m)  
 Bathroom: 6.03 x 6.33 (1.83m 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: Allocated Parking

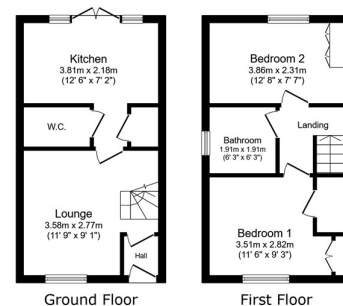
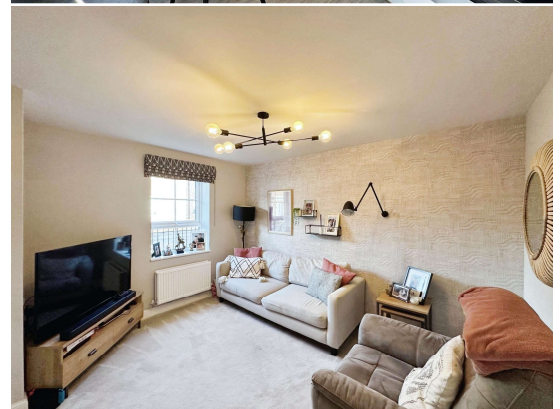
## TENURE

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

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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. No liability is accepted for any errors, omissions or misstatements. A party must view the property. Powered by www.propertydata.co.uk

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**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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