



## Wansdyke Morpeth

- Detached Family Home
- Three Bedrooms
- Garage and Driveway
- Walking Distance to Town Centre
- Enclosed Rear Garden
- No Onward Chain

**Offers In Excess Of: £330,000**

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17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Wansdyke, Morpeth

We have a fantastic opportunity to purchase this extensive three bedroomed detached home located on Wansdyke, Lancaster Park. This is an extremely sought-after location with families, not only due to being within walking distance to St Aidan's first school, but its proximity to Morpeth town centre where you are greeted by weekly markets, river walks and plenty of bars, restaurants, and shopping wonders not to mention a first, middle and high school, all on your doorstep. The property is ideal for someone looking to put their own stamp on their new forever home.

The property briefly comprises: - Entrance hallway, downstairs W.C., a generous lounge with floods of natural light, separate extended dining room with sliding doors leading straight out into a fabulous garden. The kitchen/diner is a great space and has been fitted with a range of wooden wall and base units, offering an abundance of storage together with a pantry under the stairs offering a large storage space accessed from the kitchen. Appliances include double oven, fridge/freezer and four-ring gas hob with extractor fan.

To the upper floor of the accommodation, you have three good sized bedrooms all offering fantastic space and excellent storage with bedroom one having fitted wardrobes. All rooms have been carpeted throughout. The family shower room has been fitted with W.C., hand basin and walk-in shower

Externally, you have a small, grassed area to the front with a large driveway which can accommodate three cars plus a garage. The garage further benefits from a utility area within the garage. To the rear you have a beautifully presented garden with patio area which is fully enclosed and not overlooked at all. The garden is a great space for relaxation and ideal for those who enjoy outdoor entertaining.

With no onward chain, this property offers plenty of scope to really make it your own and it won't be available for long! Call now to arrange your viewing.

Lounge: 17'11 x 11'9 (5.46m x 3.58m)  
Dining Room: 19'4 x 8'5 (5.89m x 2.57m)  
Kitchen: 15'11 x 13'7 Biggest Points (4.85m x 4.15m Biggest Points)  
W.C: 6'7 x 4'1 (2.00m x 1.24m)  
Bedroom One: 11'1 x 10'3 (3.38m x 3.12m)  
Bedroom Two: 11'1 x 7'11 (3.38m x 2.41m)  
Bedroom Three: 10'3 x 6'6 (3.12m x 1.98m)  
Bathroom: 7'10 x 5'9 (2.39m x 1.75m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Mains  
Broadband: None  
Mobile Signal / Coverage Blackspot: No  
Parking: Garage and 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: D

M00007979.AB.EM.10/12/24.V.4

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

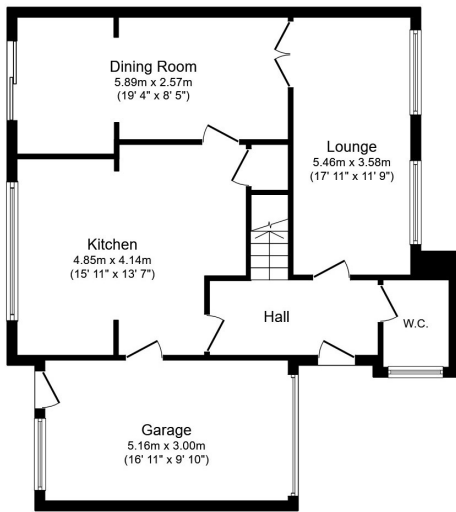
**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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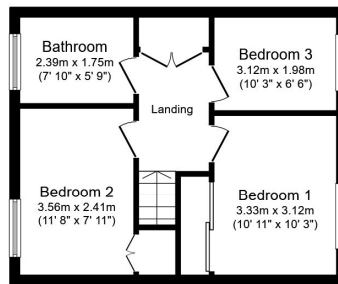




# Wansdyke, Morpeth



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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 The Property Ombudsman