



Edgehill Morpeth

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

Offers In Excess Of £230,000

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We have a fantastic opportunity to purchase this three bedroomed detached home located on Edgehill, Stobhill Grange, Morpeth. The property boasts a fantastic corner plot, tucked away within a quiet cul-de-sac. Internally the property offers a vast amount of space with scope to put your own stamp on your new forever home! This is an extremely sought-after location with families, not only due to being within walking distance to Stobhill County first school, but its proximity to Morpeth town Centre, where you are greeted by weekly markets, river walks, plenty of bars, restaurants and shopping wonders. Not to mention a first, middle and high school, all on your doorstep.

The property briefly comprises:- Large entrance hallway and a generous lounge with floods of natural light due to the large picture window. The kitchen is a great space and has been fitted with a range of wooden wall and base units. This leads seamlessly through to a separate spacious dining area which is a great space for families with plenty room for your dining table and chairs. To the back of the dining room, you can access the office which could be used as a playroom to suit. You further benefit from a separate utility and a downstairs W.C.

To the upper floor of the accommodation, you have three good sized bedrooms all offering fantastic space, two doubles and one single, all rooms have been carpeted throughout. The third bedroom benefits from a fitted wardrobe offering excellent storage.

Externally, you have a small, grassed area to the front of the property with a driveway plus a garage. To the rear of the property, you have a fully enclosed garden, which is extremely secluded. The garden is a great space for relaxation which pops with colour and vibrancy.

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: 10.97 x 18.37 (3.28m x 5.56m)
- Kitchen: 23.61 x 7.82 Max Points (7.16m x 2.33m Max Points)
- Dining: 21.55 x 11.76 Max Points (6.53m x 3.53m Max Points)
- Office: 8.20 x 11.82 (2.48m x 3.56m)
- Utility: 10.37 x 7.41 (3.12m x 2.24m)
- W.C: 5.83 x 3.75 (1.73m x 1.14m)
- Bedroom One: 12.81 x 10.07 Max Points (3.86m x 3.05m Max Points)
- Bedroom Two: 10.92 x 10.87 Max Points (3.28m x 3.25m Max Points)
- Bedroom Three: 6.72 x 12.57 Max Points (2.00m x 3.78m Max Points)
- Bathroom: 8.09 x 5.39 (2.44m x 1.60m)

PRIMARY SERVICES SUPPLY

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

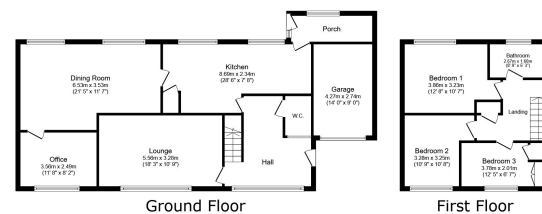
AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

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

M00008271.LB.JD.13/02/2025.V.3



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any floor area), lengths and dimensions 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 guide only (it is not intended to be used for legal purposes). Please see www.rms.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 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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