



## Grange Road Morpeth

- Semi detached bungalow
- Enclosed, paved rear garden
- Two bedrooms
- Garage and driveway
- Walking distance to train station
- No onward chain

**Asking Price £185,000**

01670 511711  
17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Grange Road, Morpeth

Are you looking for a mini project to put your own stamp on? We have a fantastic opportunity to purchase this two bedroomed semi-detached bungalow on Grange Road, Morpeth. The property boasts a fantastic position and is always in high demand, not only due to being within walking distance to Morpeth train station but you have very easy access directly into Morpeth town centre where you will find an array of local bars, restaurants, weekly town markets and fabulous river walks.

The property briefly comprises:- Entrance hallway, bright and airy lounge with a lovely outlook to the front, fully fitted kitchen with an abundance of storage and appliances to include a four-ring gas hob and electric oven. To the back of the kitchen, you further benefit from a separate utility room offering further storage and direct access to the garden and garage.

The property has two good sized bedrooms; one large double and one single, both of which have been carpeted throughout and finished with modern décor. The family wet room has been finished with W.C., hand basin and shower.

Externally to the front of the property, you have a large low maintenance garden with a private driveway that can accommodate at least two cars plus a garage, whilst to the rear you have a fully enclosed paved garden which could be ideal for those who enjoy outdoor entertaining.

With no onward chain, this is a must view to appreciate the space on offer.

Lounge: 13'10 x 10'10	(4.22m x 3.30m)
Kitchen: 10'10 x 8'7	(3.30m x 2.62m)
Utility: 9'5 x 5'11	(2.87m x 1.80m)
Bedroom One: 11'11 x 11'11	(3.63m x 3.63m)
Bedroom Two: 11'10 x 7'10	(3.61m x 2.39m)
Wet Room: 7'7 x 5'6	(2.31m x 1.68m)
Garage: 17'0 x 8'0	(5.18m x 2.44m)

#### PRIMARY SERVICES SUPPLY

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

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to front door
- Wet room

#### 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: E  
 Council Tax Band: C

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

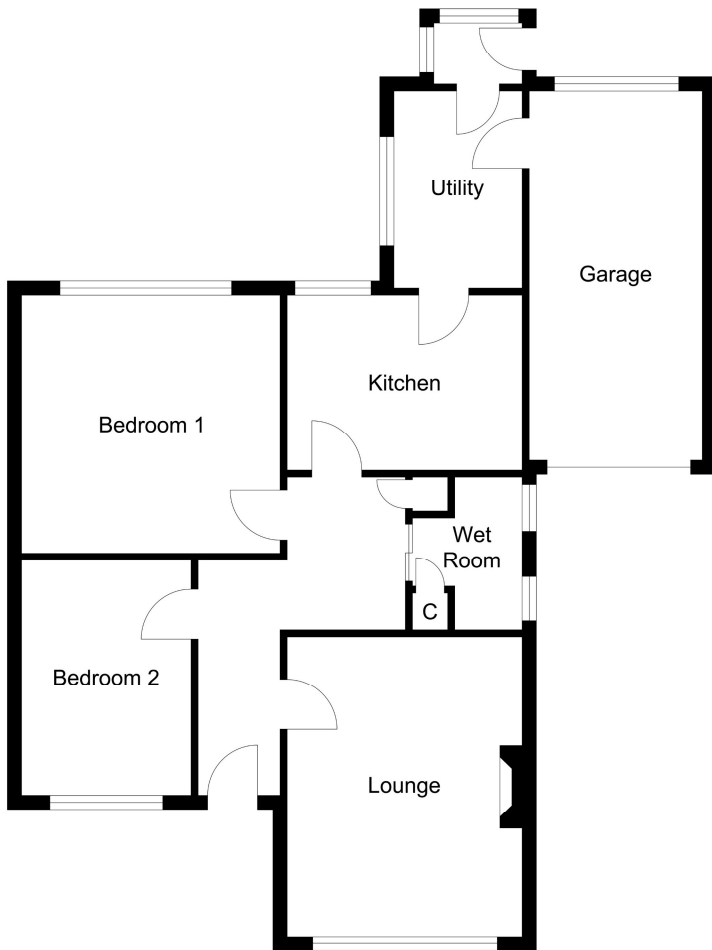
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16 Branches across the North-East



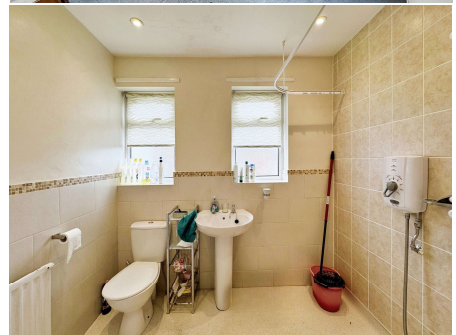
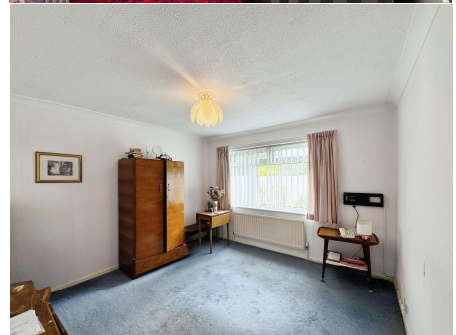
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Grange Road

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



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