



Lindisfarne Close Morpeth

- Semi Detached Home
- Three Bedrooms
- Sought After Location
- No Onward Chain
- Fully Enclosed Garden
- Freehold

Asking Price £280,000

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Lindisfarne Close Morpeth

No onward chain! We have a fantastic opportunity to purchase this beautifully presented three bedroomed family home located on Lindisfarne Close, Stobhill Grange. The property boasts a tremendous position, nestled within a quiet cul-de-sac. This is an extremely sought-after location with families, not only due to being within walking distance to Stobhill County First School and Morpeth train station, but its proximity to Morpeth town Centre, where you will find an array of local bars, restaurants, weekly town markets and fabulous river walks. The property has been fully extended with high end fixtures and fittings which are evident throughout.

The property briefly comprises:- Large entrance hallway, impressive bright and airy lounge with floods of natural light due to the large bay window overlooking the front. Finished with light laminate flooring and modern décor throughout. This leads seamlessly through to a fantastic Kitchen/Diner which has been fitted with a range of sage country style wall and base units, offering an abundance of storage and appliances to include an electric oven/hob with extractor fan. A separate utility room can be found providing extra storage and space to house your white goods. Your further benefit from a conservatory off the kitchen, which allows you to enjoy the beautiful garden views, plus a converted garage which could be used as an office to suit your family's needs.

To the upper floor, you have three good sized bedrooms, two large doubles and one single, all of which have been carpeted throughout and finished with modern décor. The family bathroom has been finished in a crisp white with W.C., hand basin and bath and shower over bath.

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. To the rear you have a fully enclosed private garden which has been laid to lawn with paved patio area. The garden is ideal for those who enjoy outdoor entertaining.

With no onward chain, this property is sure to attract a lot of interest, please call us now to arrange your viewing.

Lounge: 16'9 x 11'12 (5.11m x 3.38m)
 Kitchen/Diner: 17'8 x 10'8 (5.38m x 3.25m)
 Utility: 8'10 x 7'3 (2.69m x 2.21m)
 Study: 10'2 x 6'7 (3.10m x 2.00m)
 Bedroom One: 13'3 x 9'8 (4.04m x 2.95m)
 Bedroom Two: 12'8 x 9'6 (3.86m x 2.90m)
 Bedroom Three: 9'11 x 7'10 (3.02m x 2.39m)
 Bathroom: 7'9 x 5'5 (2.36m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains Gas
 Broadband: TBC
 Mobile Signal / Coverage Blackspot: No
 Parking: Private 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: C

Council Tax Band: C

M00008315.AB.JD.07/02/2025.V.1



Total area: approx. 112.8 sq. metres (1214.2 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan (containing items, measurements of doors, windows, rooms and any other items) are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown above have been tested and no guarantee as to their operability or efficiency can be given.

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