



Merle Gardens Morpeth

- Semi Detached Family Home
- Three Bedrooms
- Sought-after Location
- No Onward Chain
- South Facing Garden
- Freehold

Asking Price £310,000

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Merle Gardens Morpeth

We have a fantastic opportunity to purchase this lovely semi-detached family home located on Merle Gardens, which is one of the most highly requested areas on the Lancaster Park development. The property boasts a fantastic position tucked on the end of a quiet development, which is surrounded by greenery and internally has been finished to a high standard. This is an extremely sought-after location with families, not only due to being within walking distance to St Aidan's first school, but Morpeth town centre is only a very short walk away where you will find an array of bars, shopping and culinary delights on your doorstep.

The property briefly comprises:- Entrance hallway, downstairs W.C, spacious lounge with floods of natural light, separate dining area with patio doors leading into the impressive rear conservatory. The modern kitchen has been fitted with a range of modern high gloss wall and base units, offering an abundance of storage. Appliances include an electric hob, electric oven and extractor fan. To the rear of the property, you have a small separate utility area and access to the garage.

To the upper floor, you have three bedrooms, two of which are doubles and the main bedroom further benefits from fitted wardrobes offering great storage. The third bedroom is a single room or could be used as an office space. The family bathroom has been finished with W.C., hand basin and walk in shower.

Externally you have a lovely grassed garden to the front of the property including a double length driveway and single garage whilst to the rear, you have a generous sized south facing garden with patio which is fully enclosed. The garden is ideal for those who enjoy outdoor entertaining.

With no onward chain, this is a must view!

- Lounge: 17.93 x 11.77 (5.41m x 3.53m)
- Kitchen: 9.13 x 7.93 (2.77m x 2.36m)
- Dining: 11.26 x 8.40 (3.40m x 2.54m)
- Conservatory: 5.53 x 10.33 (Max Points) (1.65m x 3.12m)
- Utility: 8.83 x 8.32 (2.52m x 2.52m)
- W.C: 4.00 x 6.59 (1.21m x 1.96m)
- Bedroom One: 10.19 x 11.06 (3.07m x 3.35m)
- Bedroom Two: 11.68 x 7.92 (3.51m x 2.36m)
- Bedroom Three: 10.19 x 6.56 (3.07m x 1.96m)
- Bathroom: 5.72 x 7.92 (1.70m x 2.36m)

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas Central Heating
- Broadband: Cable
- Mobile Signal / Coverage Blackspot: No
- Parking: Driveway and Garage

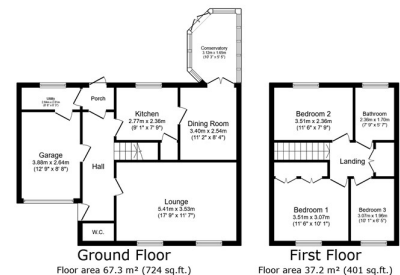
TENURE

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: C

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TOTAL: 104.5 m² (1,125 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any built floor area), openings and dimensions are approximate. We check and guarantee that the plan is a true representation of the property and its contents. We do not warrant the accuracy of any area, volume or measurement. A party must rely upon its own inspection(s). Provided by www.propertybox.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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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