



Wansdyke Morpeth

- Detached Family Home
- Three Bedroomed
- Walking Distance to Town Centre
- No Onward Chain
- Enclosed Rear Garden
- Double Garage

Asking Price: £350,000

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Wandyke Morpeth

We have a fantastic opportunity to purchase this extensive three bedroomed detached home located on Wandsyke, Lancaster Park. The property boasts a tremendous corner position and is an extremely sought-after location with families, not only due to being within walking distance to All Saints 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 due to the large windows overlooking the front garden. This leads seamlessly through to a separate dining area which is a great space for families with plenty room for your dining table and chairs. The kitchen has been fitted with a range of light wood wall and base units, offering an abundance of storage together with a pantry to the rear of the kitchen. Appliances include an electric hob and oven.

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

Externally, you have a small, grassed area to the front with a large driveway which can accommodate at least four cars plus a double garage. The garage further benefits from an electric door. To the rear you have a fully enclosed garden with patio area which is 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: 17.9 x 11.8 (5.41 x 3.56)

Dining Room: 8.4 x 11.2 Max Points (2.54 x 3.40 Max Points)

Kitchen: 7.9 x 9.1 (2.36 x 2.77)

W.C.: 6.8 x 4.1 (2.03 x 1.2)

Bedroom One: 11.1 x 11.9 (3.38 x 3.58)

Bedroom Two: 7.9 x 11.6 (2.36 x 3.51)

Bedroom Three: 6.5 x 10.2 (1.96 x 3.10)

Bathroom: 6.5 x 7.9 Max Points (1.96 x 2.36 Max Points)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband:

Mobile Signal / Coverage Blackspot: No

Parking: Garage and Driveway

TENURE

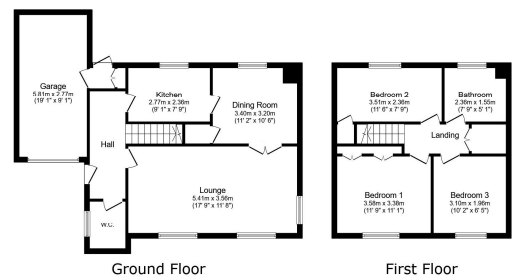
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: TBC

Council Tax Band: D

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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This plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any built floor area), openings and elevations are approximate. It should not be used for any purpose and it is the buyer's responsibility to verify the accuracy of the information. It is the buyer's responsibility to verify the accuracy of the information. It is the buyer's responsibility to verify the accuracy of the information.

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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