



## California Gardens Morpeth

- Three Bedroom Family Home
- Desirable Location
- No Onward Chain
- Stunning Views
- Large Peaceful Garden
- Freehold

**Offers Over £170,000**

01670 511 711  
morpeth@rmsestateagents.co.uk

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# California Gardens Morpeth

**HOME WITH A VIEW!** Situated right next to the river bank in the heart of Morpeth town centre, we have this beautiful three bedroomed family home, located on California Gardens, Middle Greens. Offering spacious rooms internally, ready for someone to put their own stamp on with fabulous uninterrupted views to the front. Morpeth centre is only minute's walk away, where you will find an array of local bars, restaurants, shopping delights and river walks to choose from.

The property briefly comprises:- Rear entrance which leads directly into an extended kitchen with a separate dining room which offers access through the double patio doors into an enclosed rear yard. The modern kitchen has been fitted with a range of cream wall and base units, offering an abundance of storage with integrated appliances to include, American fridge/freezer, five ring- gas hob, double oven and extractor fan. Impressive lounge with floods of natural light due large window and finished with a beautiful feature fireplace.

To the upper floor of the accommodation, you have three generous sized bedrooms, two doubles and one single which, two of which offer a room with a view. All rooms have been fitted with light laminate flooring, whilst bed one comes with freestanding wardrobes, providing excellent storage. The family shower room has been fitted with W.C., hand basin and large walk-in shower.

Externally you have a small enclosed yard to the rear and a large garden to the front, which overlooks the allotments, offering peace and quiet. The garden is currently laid to lawn with a summer house. Parking is available on street.

Offered with no onward chain, this property must be viewed to appreciate the space on offer.

- Lounge: 15'6 x 13'10 (4.72m x 4.22m)
- Dining Room: 18'6 x 8'5 (5.64m x 2.57m)
- Kitchen: 13'11 x 7'6 (4.24m x 2.29m)
- Bedroom One: 13'11 x 10'7 (4.24m x 3.22m)
- Bedroom Two: 10'7 x 8'3 (3.22m x 2.52m)
- Bedroom Three: 10'7 x 8'1 Max (L-shaped room) (3.22m x 2.46 Max)
- Bathroom: 7'11 x 7'9 Max (L-shaped room) (2.41m x 2.36m Max)

### PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Central Gas
- Broadband: Cable
- Mobile Signal / Coverage Blackspot: No
- Parking: On Street

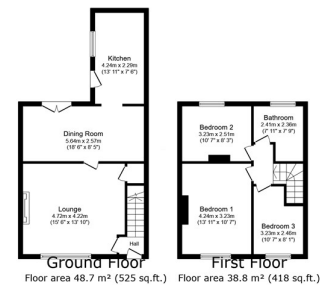
### TENURE

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: B

M00008369.AB.JD.13/03/2025.V.1



TOTAL: 87.5 m<sup>2</sup> (942 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), settings and annotations are approximate. No liability is accepted. This cannot be relied upon for any purpose and does not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Referenced by www.property24.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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