



Geranium Drive Morpeth

- Beautiful Semi Detached Home
- Enclosed Rear Garden
- Three Bedrooms
- Private Driveway
- Desirable Location
- Freehold

Guide Price £220,000

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Geranium Drive Morpeth

We have a fantastic opportunity to purchase this beautifully presented three bedroomed semi-detached home, situated on the ever-popular Geranium Drive, Morpeth. The property is nestled within a small and quiet development, ideal for those looking for an idyllic semi-rural living. It offers a fantastic spot for commuters and families alike as you have easy access to the A1 North and South, whilst the bustling town of Morpeth is but a short drive away where you will find an abundance of bars, schools, river walks, supermarkets and shopping delights to choose from.

The accommodation briefly comprises of: Entrance hallway, large downstairs W.C., bright and airy lounge which has been immaculately presented and allows floods of natural light, with gorgeous views over the rear garden. The kitchen has been finished to a very high standard, fitted with white wall and base units and completed with a black counter top. Integrated appliances include fridge/freezer, dishwasher, double oven and electric hob.

To the first floor there are three generous sized bedrooms, all of which have been carpeted throughout and finished with crisp white walls, whilst the master bed comes with fitted wardrobes, offering excellent storage. The family bathroom has been fully tiled in a modern slick black and complimented with W.C., hand basin, bath and shower over bath.

Externally you have a private drive providing allocated parking spaces for two cars and a fabulous enclosed garden to the rear, which has been recently finished and has been laid to lawn with patio area. The garden space is ideal for those who enjoy outdoor entertaining.

We anticipate high levels of interest for this home. Early viewings are recommended.

- Lounge: 17'4 x 12'5 (5.28m x 3.78m)
- Kitchen: 10'10 x 10'4 (3.30m x 3.15m)
- W.C: 6'4 x 4'7 (1.93m x 1.43m)
- Bedroom One: 15'5 x 13'6 (Max Points)(4.70m x 4.12m Max Points)
- Bedroom Two: 10'11 x 9'10 (3.33m x 2.99m)
- Bedroom Three: 10'11 x 7'1 (3.33m x 2.16m)
- Bathroom: 6'10 x 5'5 (2.08m x 1.65m)

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Central Gas
- Broadband: ADSL Copper Wire
- Mobile Signal / Coverage Blackspot: No
- Parking: Private Driveway

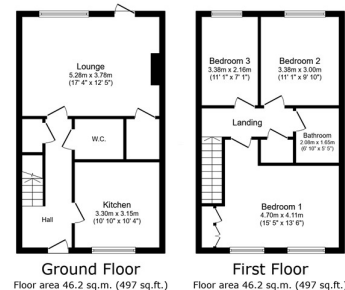
TENURE

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: B

Council Tax Band: C

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Ground Floor Floor area 46.2 sq.m. (497 sq.ft.) First Floor Floor area 46.2 sq.m. (497 sq.ft.)

TOTAL: 92.3 sq.m. (994 sq.ft.)
This floor plan is for information purposes only. It is not drawn to scale. All measurements, floor areas (including area used for floor areas, ceilings and corridors) are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omissions or misstatements. A qualified third party must be seen independently. Respect the area responsibility.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	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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