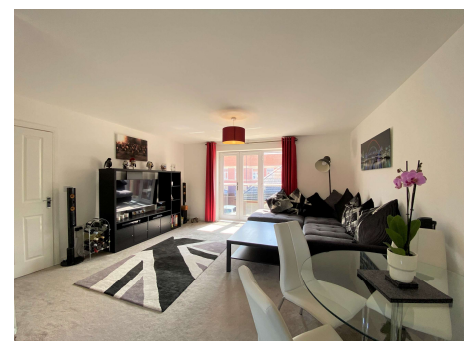




## St Mary Lane St Mary Park

- Two bedrooms
- Juliet balcony in lounge
- Quiet development
- Driveway and car port
- Communal gardens

**Asking Price: £ 170,000**



01670 511711  
17 Newgate Street, Morpeth NE61 1AW

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)



# St Mary Lane

## St Mary Park

Rare to the market sits this this well presented, upper two bed roomed mews style maisonette located on St Marys Lane, Stannington. The property is located within a quiet development, surrounded by stunning greenery and communal gardens plus a gastro pub on your door-step whilst Stannington first school and further amenities are a short drive away. The historic town of Morpeth town is also around a 15-minute drive, where you will find an array of bars, restaurants and shopping delights to choose from.

The property briefly comprises:- Private entrance hallway with stairs leading up to the first-floor landing and leads straight through to a bright and spacious open plan lounge/kitchen. The lounge allows floods of light from the double aspect views and double Juliet balcony. The kitchen has been fitted with modern wall and base units, offering plenty of storage. Appliances include a four-ring gas hob, electric oven, integrated fridge/freezer, dishwasher and washer/dryer.

There are two double bedrooms, both of which have been carpeted throughout and finished with a white wall. The master bedroom further benefits from its own en-suite shower room whilst the family bathroom has been partially tiled in a slick modern grey and fitted with W.C., hand basin and bath tub.

Externally, you have a driveway to the front offering space for one car plus a car port to the rear which can house an additional car and also has an external cupboard. You have communal gardens surrounding the development itself, which is ideal for those who enjoy a leisurely stroll.

A must view!

Lounge/Kitchen	21.04 x 15.00	(6.50m x 4.57m) At biggest points
Bedroom One	13.10 x 9.11	(4.22m x 3.02m) At biggest points
En-suite	7.01 x 5.03	(2.16m x 1.60m)
Bedroom Two	10.00 x 8.10	(3.05m x 2.69m)
Bathroom	7.02 x 6.09	(2.18m x 2.06m)

### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 1st August 2013

EPC Rating: C

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

M00007715/BJ/SS/2.8.23/V.2



**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.

16 Branches across the North-East

