



Borage Close Morpeth

- Three bedroomed house
- Split over three floors
- Section 106
- Driveway
- Enclosed garden to rear

Asking Price £ 145,000



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Borage Close

Morpeth

Fantastic opportunity to purchase this superbly presented, three bedroomed family home located on Borage Close, Fairmoor. The property itself has been split over three floors and has been finished to a high standard throughout, private parking to the front and that all important enclosed garden to the rear.

The property briefly comprises:- Entrance hallway, downstairs W.C, bright and airy open plan lounge/kitchen . The kitchen/diner makes full use of the garden views through the large double patio doors whilst the high spec kitchen has been fitted with a range of gloss wall and base units, offering great storage. Integrated appliances include four ring gas hob and electric oven.

To the first floor of the accommodation, you have one double bedroom and one single room, both of which have been tastefully decorated and carpeted throughout. The family bathroom has been fitted with W.C., hand basin, bath and shower over bath.

To the top floor, you will find a large master bedroom which spans the full top floor, grey carpets and stylish sky lights to finish.

Externally to the front of the property, you have a private driveway which can accommodate at least two cars, whilst to the rear you have a generous sized level garden with two patio areas. The garden is a real suntrap for those who enjoy outdoor entertaining.

Guaranteed to impress, this is home will attract a huge amount of interest!

Lounge/ Kitchen	22.01 x 12.02	(6.73m x 3.71m) At biggest points
Bedroom One	19.08 x 12.04	(5.99m x 3.76m) At biggest points
Bedroom Two	12.02 x 7.09	(3.71m x 2.36m)
Bedroom Three	7.09 x 5.06	(2.36m x 1.68m)

The property is a Discount Market Value property and will be sold at 75% of the open market value agreed by Northumberland County Council. Discount Market Value homes are subject to criteria within the Section 106 section on the Northumberland County Council website.

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: C

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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