



## Newgate Street Morpeth

- Two bedroomed terraced house
- Renovation project
- Private garden to rear
- Close to town centre
- No onward chain

**Offers In Excess Of: £225,000**



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# Newgate Street

## Morpeth

Are you looking for a property with a rare opportunity to put your own stamp on a home located in the historic town of Morpeth town centre? Look no further as we have a fantastic project property just for you! This two bedroomed home is located on Newgate Street which is within minutes walking distance to the local bars and restaurant delights that Morpeth has to offer. The property itself offers spacious bright and airy rooms throughout with high ceilings, window seats downstairs and original shutters. It is in need of a full renovation to bring this beautiful home and its quirky features back to its full potential.

The property briefly comprises:- Entrance hallway with a staircase immediately in front of you and doors leading off to both left and right where you will find a good-sized lounge with gas fire to the right and a second reception room to the left. The kitchen has been fitted with a range of wall and base units, offering great storage. Appliances include a four-ring gas hob, double oven and dishwasher. A separate utility is also available giving that all important additional space. This leads straight out into an enclosed private yard to the rear.

To the upper floor, you have two very large double bedrooms with views over the front street. Both rooms have beautifully fitted cast iron fires and have been carpeted throughout and the main bedroom has a loft hatch with a ladder. Bedroom two further benefits from large fitted wardrobes. The family bathroom has been partially tiled in a crisp white tile and fitted with a walk-in-shower, W.C., hand basin and bath. You further benefit from an additional W.C. located next to the bathroom plus a separate study.

Externally, you have an enclosed private garden to the rear, ideal for those who enjoy outdoor living. Parking would need to be applied for via permit at additional cost but it is a short walk to the nearby long stay car park.

No onward chain, this is a must view as we anticipate interest will be high!

Lounge	15.11 x 11.11	(4.85m x 3.63m)
Second reception	15.10 x 9.03	(4.83m x 2.82m)
Kitchen	13.5 x 11.11	(4.09m x 3.63m)
Utility	8.9 x 2.11	(2.67m x 0.64m)
Bedroom One	15.11 x 13.01	(4.85m x 3.99m)
Bedroom Two	16.02 x 13.06	(4.93m x 4.12m)
Study	9.03 x 3.10	(2.82m x 0.94m)
Bathroom	9.11 X 7.07	(3.02m x 2.31m)
W.C.	4.10 X 3.03	(1.25m x 0.92m)

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: None  
Mobile Signal Coverage Blackspot: No  
Parking: NO PARKING

#### RISKS

Flooding in last 5 years: None  
Risk of Flooding: Zone 1  
Any flood defences at the property: No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO  
Outstanding building works at the property: NO

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

#### ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

#### 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

#### COUNCIL TAX BAND: C

EPC RATING: E

M00007801.AB.SS.22.1.24.V.3



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 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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