



## Tailor Way Morpeth

- Two bedroomed house
- Finished to high standard
- Two allocated parking bays
- Rear garden with patio area
- No onward chain

**Asking Price £ 170,000**



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SAYER

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# Tailor Way

## Morpeth

Guaranteed to impress, sits this beautifully presented two bedroomed family home on Tailor Way, Morpeth. This is a highly requested development in Stobhill due to its proximity to not only the train station and main motorways, which is fantastic for those who need to commute, but an ideal location for walking distance into Morpeth town centre where you have a great choice of local bars, restaurants and shopping delights to choose from. The property itself has been finished to a high standard throughout with evident quality fixtures and fittings and a fabulous garden to the rear.

The property briefly comprises:- Entrance hallway which leads straight into a bright and airy lounge with grey carpets and modern décor throughout. The modern high spec kitchen has been fitted with a range of grey wall and base units with a four-ring gas hob plus a large walk-in cupboard, offering an abundance of storage. A separate downstairs W.C. is fitted with W.C. and hand basin.

To the upper floor of the living accommodation, you have two double bedrooms both of which have been tastefully decorated and fitted with grey carpets throughout. The second bedroom comes with fitted mirrored wardrobes, whilst the master bedroom has a large fitted cupboard, perfect for extra storage. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally you two allocated parking bays to the rear of the property which have direct access straight into a lovely generous sized level grassed garden with patio area to the rear.

This property is sure to attract a lot of interest for anyone looking for a pristine starter home on a sought-after development. Please call us now to arrange your viewing.

Lounge	11.11 x 9.02 (3.63m x 2.79m)
Kitchen	12.10 x 7.02 (3.91m x 2.18m)
Bedroom One	12.10 x 9.04 (3.91m x 2.84m) At biggest points
Bedroom Two	12.10 x 7.01 (3.91m x 2.16m)
W.C.	6.00 x 3.05 (1.83m x 0.93m)
Bathroom	6.04 x 6.00 (1.93m x 1.83m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Fibre (Premises)  
Mobile Signal Coverage Blackspot: No  
Parking: Two allocated parking bays

#### RESTRICTIONS AND RIGHTS

Listed? No  
Restrictions on property? No  
Easements, servitudes or wayleaves? No  
Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No  
Risk of Flooding: Zone 1  
Any flood defences at the property: No  
Coastal Erosion Risk: Low  
Known safety risks at property No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: This site is currently still under development by the builders and building works are going on in and around the property.  
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:

#### 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

Any Other Charges - Annual site management fees for greenbelt services £216.00

COUNCIL TAX BAND: C

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	84 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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