



## Bowyer Way Morpeth

- Three bedroomed semi detached
- Ensuite shower room
- French doors leading to garden
- Parking for two cars
- Rear garden with patio area to side

**Offers In Excess Of £ 225,000**



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# Bowyer Way

## Morpeth

This recently built semi-detached property is well presented and in good condition making it perfect for families or couples. Situated in a pleasant and convenient location on the outskirts of the lovely market town of Morpeth, it offers easy access to public transport links, nearby schools, local amenities, and is well positioned for access to all local routes.

The property comprises of a welcoming lounge/diner, perfect for relaxing and entertaining. There is a spacious kitchen/diner with a lovely kitchen island, a range of integrated appliances and a useful storage cupboard along with a breakfast bar. Add to this the benefit of french doors leading out to the garden which provides a really nice outside space, having a separate side area perfect for relaxing in. The property also has a convenient downstairs cloakroom with WC and wash hand basin.

The master bedroom is a nice size and comes with a single built in wardrobe and leads to an en-suite bathroom featuring a roomy shower cubicle, WC and wash hand basin. The second bedroom is a double room with spacious built-in wardrobes, offering ample storage. The third bedroom is a single room (currently used as an office) and includes a built-in single wardrobe. There is also a well-maintained bathroom perfect for families.

Outside there is ample parking for two cars beside the property and the added benefit of a pleasant back garden with separate paved area to the side and a lawned area to the front.

This attractive property is perfect for those seeking a comfortable and convenient home. Don't miss the opportunity to make this property your own. Contact us today to arrange a viewing.

Lounge/diner	16.20 x 11.80	(4.93m x 3.56m) At biggest point
Kitchen	14.10 x 11.11	(4.52m x 3.63m) At biggest point
Bedroom One	13.70 x 8.50	(4.15m x 2.57m) At biggest point
En-suite	8.50 x 4.20	(2.57m x 1.28m) At biggest point
Bedroom Two	10.20 x 8.50	(3.10m x 2.57m)
Bedroom Three	8.70 x 6.30	(2.62m x 1.91)
Bathroom	6.30 x 5.70	(1.91m x 1.70m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre (premises)  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

#### 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: Yes - Sud system around east and north boundary of site  
Coastal Erosion Risk: No  
Known safety risks at property: No

#### BUILDING WORKS

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

#### 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

#### EPC RATING: B

COUNCIL TAX BAND: C

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Score	Energy rating	Current	Potential
92+	A		96 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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