



Cordwainers

Morpeth

- Three bedroomed house
- Quiet location
- Patio doors into garden
- Ensuite shower room
- South West facing garden
- Driveway for two cars

Offers In Excess Of **£ 220,000**

[Enter Branch Phone Number Here]
[Enter Branch Address & PCode Here]

ROOK
MATTHEWS
SAYER

[Enter Branch Email Here]@rmsestateagents.co.uk

www.rookmatthewssayer.co.uk

Cordwainers, Morpeth

We are pleased to bring to the market, this well presented and spacious, three bedroomed family home on Cordwainers, which sits on the ever popular Barratts development in Stobhill. The property itself offers a great position tucked away within the estate offering peaceful living whilst internally it has been finished to a great standard throughout and has that all important south west facing garden.

The property briefly comprises:- Entrance hallway, downstairs W.C, bright and airy lounge with floods of natural light due to the large double patio doors leading straight into the garden. Currently finished with grey laminate flooring and modern décor throughout. The kitchen has been fitted with a range of gloss wall and base units, offering great storage. Integrated appliances include fridge/freezer, dishwasher, washing machine, four ring gas hob, electric oven and extractor fan.

To the upper floor of the accommodation, you have two double bedrooms, both of which have fitted wardrobes, offering fantastic storage and a third single which could also be used as an office to suit your needs. The master bedroom further benefits from its own en-suite shower room. The family bathroom has been partially tiled in a slick grey tile and complimented with white walls. Fixtures include W.C., hand basin, bath and mains shower over bath.

Externally to the side and front of the property, you have a large driveway which can accommodate at least two cars, whilst to the rear you have a generous sized level grassed garden with patio area. 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	15.00 X 14.06	(4.57m x 4.42m) At biggest points
Kitchen/Diner	12.01 x 8.00	(3.68m x 2.44m)
Downstairs W.C.	4.11 X 3.01	(1.25m x 0.92m)
Bedroom One	12.00 x 8.06	(3.66m x 2.59m)
Bedroom Two	8.07 x 8.06	(2.62m x 2.59m)
Bedroom Three	8.10 x 6.02	(2.69m x 1.88m)
Bathroom	7.10 x 6.02	(2.39m x 1.88m) At biggest points

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre (premises)
Mobile Signal Coverage Blackspot: No
Parking: Driveway for at least two cars

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: No
Known safety risks at 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:

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

M00007892.AB.SS.26.2.24.V.1

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

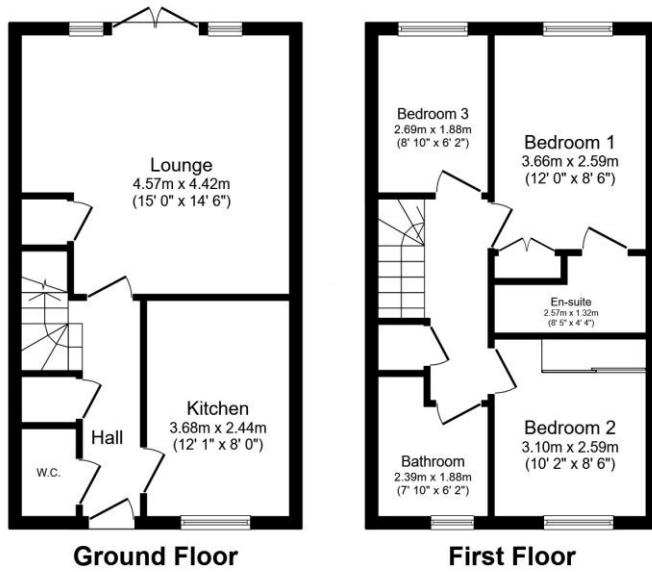
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

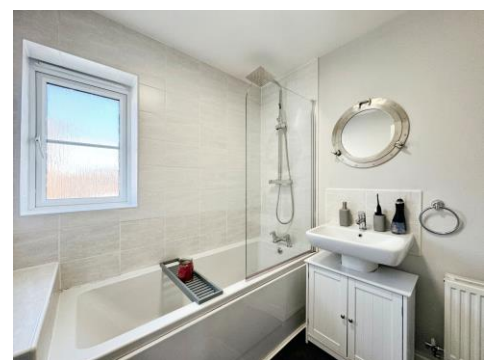
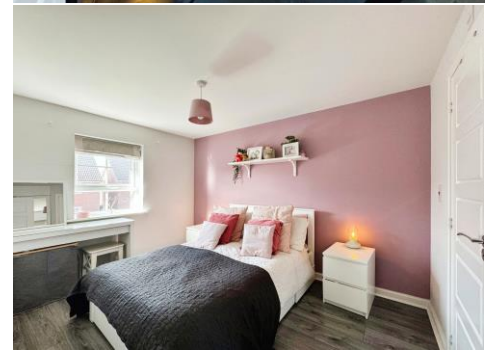
16 Branches across the North-East



Cordwainers, Morpeth



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by Propertybox.



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

