



## Postern Crescent Morpeth

- Three bed roomed house
- Driveway to front
- Walking distance to town centre
- Enclosed garden with patio area
- Completed to a high standard
- Outhouses in garden

Asking Price: **£ 175,000**

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17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Postern Crescent, Morpeth

Extremely well presented, spacious three bedroomed family home located on Postern Crescent, Morpeth. Postern Crescent is located on the ever desirable and highly requested area of Kirkhill due to not only its proximity to Morpeth town centre, having great local amenities on your doorstep but also its own first school so is very popular with families. Internally the property has been completed to a high standard throughout with spacious modern interior ready to move straight into. Morpeth centre is a short walk away, where you will find an array of local restaurants, shopping and delightful river walks.

The property briefly comprises:- Porch leading to an entrance hallway, impressive lounge with floods of natural light due to the large bay window. The lounge is fitted with fire and surround, carpeted throughout and finished with one modern feature wall. A separate kitchen/diner is located to the rear and offers great views of the garden. The modern kitchen has been fitted with a range of wall and base units, offering plenty of storage and space for your own washer and fridge/freezer. Appliances include double oven, electric hob and extractor fan.

To the upper floor of the accommodation, you have three good sized bedrooms, two large doubles and one single bedroom which could also be used as an office to suit. All rooms have been carpeted throughout and offer great storage. The family shower room has been finished beautifully, being partially tiled and fitted with W.C., hand basin, and corner shower.

Externally, you have a private driveway to the front which can either accommodate two small cars or one large car plus additional on street parking. To the rear you have an enclosed generous sized garden with patio area and outhouses for additional storage. The garden is ideal for anyone looking to enjoy outdoor living.

This is a must view to appreciate the space on offer.

Lounge	17.80 x 11.10	(5.38m x 3.61m)
Kitchen/Diner	18.40 x 9.20	(5.59m x 2.79m) At biggest point
Bedroom One	14.60 x 10.70	(4.42m x 3.22m)
Bedroom Two	10.10 x 9.70	(3.30m x 2.92m)
Bedroom Three	8.50 x 7.40	(2.57m x 2.24m)
Bathroom	7.80 x 5.40	(2.33m x 1.62m)

#### PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: ADSL Modem
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

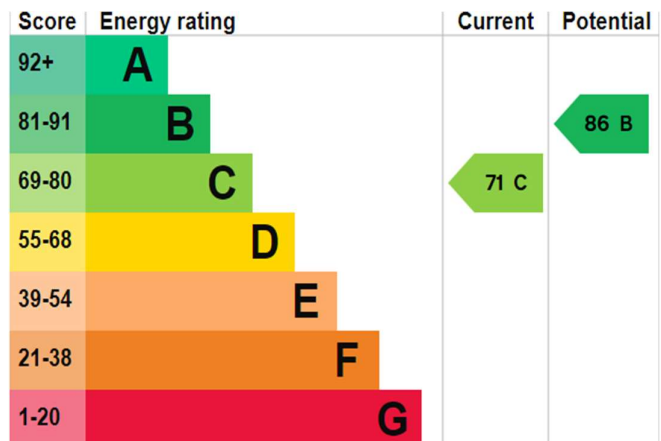
#### TENURE

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: A

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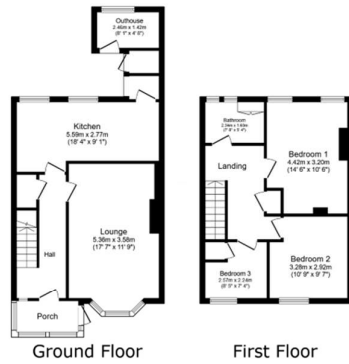
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No liability is guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must only upon its own inspection(s). Powered by www.propertybox.co.uk

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Version 1



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