



Geranium Drive Morpeth

- Semi detached house
- Two bedrooms
- Small quiet development
- Allocated parking space
- Low maintenance rear garden
- No onward chain

Asking Price: £ 165,000

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17 Newgate Street, Morpeth

ROOK
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SAYER

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Geranium Drive, Morpeth

We have this beautifully presented two-bedroom semi-detached home, situated on the ever-popular Geranium Drive, Morpeth. The property is situated on a small and quiet development ideal for those looking for an idyllic semi-rural location. It offers a fantastic spot for commuters and families alike as you have easy access to the A1 North and South whilst the bustling town of Morpeth is but a short drive away where you will find an abundance of bars, schools, river walks, supermarkets and shopping delights to choose from.

The accommodation briefly comprises of: Entrance hallway, downstairs W.C., bright and airy open plan kitchen and lounge, which allows floods of natural light and a French door leading out to a gorgeous and recently upgraded rear garden. The kitchen has been finished to a very high standard, fitted with dark grey wall and base units and completed with a white counter top. Integrated appliances include fridge/freezer, dishwasher, double oven and four ring gas hob. You further benefit from a large walk-in cupboard to the back of the kitchen with a free-standing washing machine

To the first floor there are two good sized bedrooms both of which have been carpeted throughout, finished with neutral décor and benefit from large fitted wardrobes, excellent for storage. The family bathroom has been fully tiled in a modern slick beige tile and fitted with W.C., hand basin, bath and shower over bath.

Externally you have a private drive providing one allocated parking space plus a small gravelled area to the front of the property, whilst to the rear you have an recently completed, fully enclosed low maintenance garden. Ideal for those who enjoy outdoor entertaining.

We anticipate high levels of interest for this home. Early viewings are recommended.

Lounge/Kitchen: 23'0 x 13'1 (7.01m x 3.99m)
 W.C: 4'10 x 4'1 (1.25m x 1.22m)
 Bedroom One: 13'1 x 11'9 (3.99m x 3.58m)
 Bedroom Two: 11'2 into wardrobe x 8'5 (3.40m into wardrobe x 2.57m)
 Bathroom: 6'10 x 6'7 (2.08m x 2.00m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains gas
 Broadband: Satellite
 Mobile Signal / Coverage Blackspot: No
 Parking: Allocated parking space

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		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

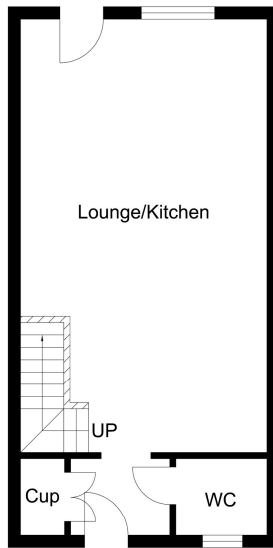
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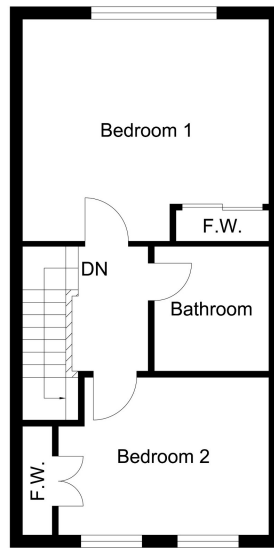
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Geranium Drive, Morpeth



Ground Floor



First Floor

Geranium Drive

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



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