



## Hugh Percy Court Stannington

- Mid terraced town house
- Three bedrooms
- Quiet secluded location
- Downstairs shower room
- Garage and driveway
- Low maintenance rear garden

Asking Price: **£ 250,000**

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17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Hugh Percy Court, Stannington

**SIMPLY STUNNING!!** This beautifully presented three story town house is available on Hugh Percy Court, St Marys Park which is a highly requested area due to its quiet secluded location. The property itself offers a great position, tucked away on a quiet cul-de-sac, whilst internally offering that overall Wow factor!!

The property briefly comprises:- Entrance hallway to the ground floor which leads you to the third bedroom which is a good sized double and offers views over the rear garden. You further benefit from a downstairs shower room which comes fitted with WC, hand basin and shower whilst to the rear you have a separate utility room, offering great storage with access to the rear garden.

To the first floor you are presented with a large bright and airy lounge with floods of natural light. This space has been finished with high-end fixtures and fittings throughout where you can see no expense has been spared. The kitchen/diner has been fitted with modern wall and base units, offering an abundance of storage, large wall mirror surrounds and a large picture-perfect window to enjoy the views. Appliances include an integrated fridge/freezer and four ring gas hob.

On the top floor you have a further two good sized bedrooms, the master bed offers fitted wardrobes, excellent for storage and benefits from its own en-suite shower room whilst the second bed is currently being used as a dressing room so comes fully fitted with top of the range fitted wardrobes and matching dressing table. The family bathroom has been finished with W.C., hand basin and bathtub.

Externally to the front of the property, you have a private driveway whilst to the rear you have an enclosed rear garden which has been fully tiled in a sleek grey with pergola. This garden is low maintenance and ideal for those who enjoy outdoor living at its finest.

This property is a sheer credit to its current owner, showing attention to details with no expense being spared. A must view!

- Lounge: 15'4 x 13'6 (4.67m x 4.12m)
- Kitchen/Diner: 14'6 x 8'1 (4.42m x 2.46m)
- Utility: 6'5 x 5'11 (1.96m x 1.80m)
- W.C: 8'4 x 2'11 (2.54m x 0.64m)
- Bedroom One: 12'8 x 12'2 (3.86m x 3.71) max (L-shaped room)
- En-Suite: 9'1 x 2'10 (2.77m x 0.64m)
- Bedroom Two: 9'10 x 6'3 (2.99m x 1.91m) (To wardrobe)
- Bedroom Three: 11'2 x 8'7 (3.40m x 2.62m)
- Bathroom: 8'7 x 7'10 (2.62m x 2.39m)

#### PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains Gas
- Broadband: Fibre (Premises)
- Mobile Signal / Coverage Blackspot: No
- Parking: Garage and 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: B  
council Tax Band: C

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Score	Energy rating	Current	Potential
92+	A		94 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.

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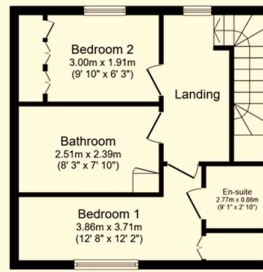
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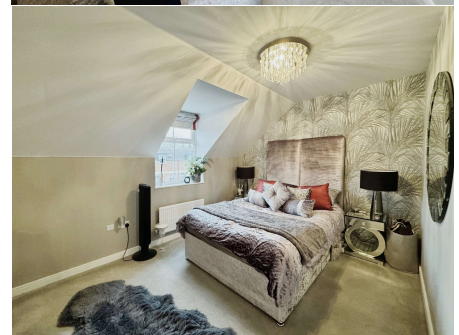
Ground Floor



First Floor



Second Floor



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