



## West View

### Morpeth

- Three bedrooms
- Fitted wardrobes in master
- Quiet residential street
- Fantastic enclosed rear garden
- Open plan lounge/diner
- Large driveway for four cars

**Offers In The Region Of: £ 240,000**

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17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# West View, Morpeth

Very rarely found on the market, sits this well presented three bedroomed family home on West View, Morpeth. The property boasts a fantastic position, tucked away on a quiet residential street of only a few homes. Internally the property is well presented with spacious bright and airy rooms, a large private driveway and fantastic enclosed garden to the rear. We anticipate interest will be high.

The property briefly comprises:- Entrance hallway, beautiful open plan lounge/diner which is fitted with double patio doors that lead you straight out to enjoy the garden. The white country style kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Integrated appliances include a five ring gas hob, double oven and a free standing fridge/freezer.

To the upper floor of the living accommodation, you have two double bedrooms, and one single room which could also be used as an office space to suit your needs whilst the master has large fitted wardrobes, ideal for storage. The family shower room has been fully tiled and finished with hand basin, walk-in shower, towel rail and then a separate W.C.

Externally to the front of the property, you have a generous sized level paved garden and private parking which can accommodate at least four cars whilst to the rear you have a large enclosed level garden and patio area. The garden is ideal, for those who enjoy outdoor outdoor entertaining.

We highly recommend early viewings.

Lounge / Diner	18.07 X 11.07 Into bay window (5.66m x 3.53m into bay window)	
Kitchen	18.07 x 11.03	(5.66m x 3.43m)
Bedroom One	12.10 to wardrobe x 10.09	(3.91m x 3.28m)
Bedroom Two	10.08 x 8.04	(3.25m x 2.54m)
Bedroom Three	8.09 x 7.08	(2.67m x 2.33m)
Shower room	7.06 x 4.11	(2.29m x 1.25m)
W.C.	5.08 x 2.05	(1.73m x 0.62m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains gas  
 Broadband: Fibre (premises)  
 Mobile Signal Coverage Blackspot: No  
 Parking: Large Driveway to accommodate at least four cars.

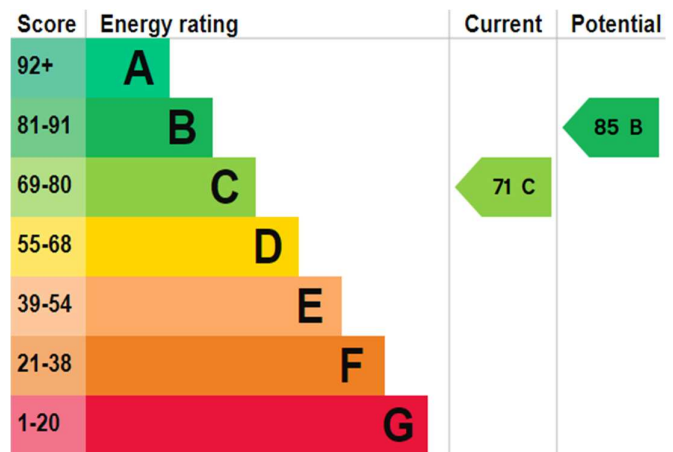
#### TENURE

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

COUNCIL TAX BAND: C

EPC RATING: A

M00005342.AB.SS.1.3.24.V.1



**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.

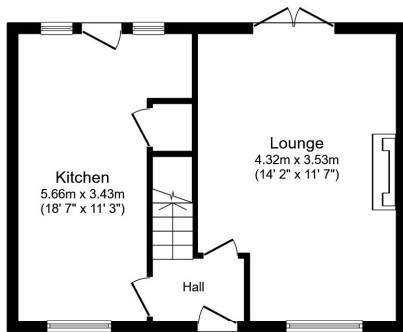
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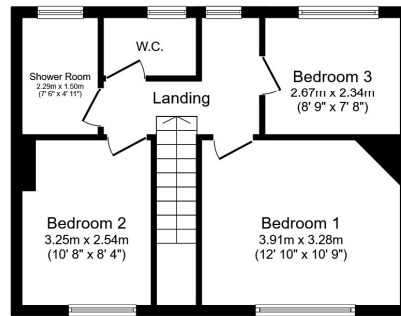




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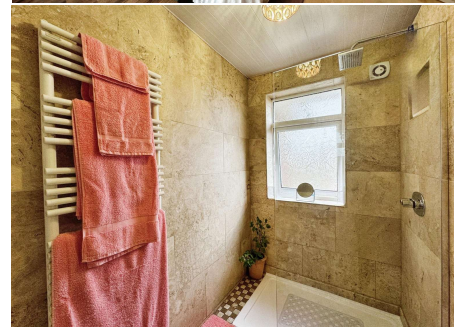
**Ground Floor**



**First Floor**

Total floor area 84.3 m<sup>2</sup> (907 sq.ft.) approx

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.



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