



Tailor Way Morpeth

- Semi Detached Home
- Two Bedrooms
- Desirable Area
- Generous Sized Garden
- Allocated Parking Bays
- Freehold

Offers In Excess Of £180,000

01670 511 711
morpeth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsestateagents.co.uk

Tailor Way Morpeth

Guaranteed to impress, sits this beautifully presented two bedroomed family home on Tailor Way, Morpeth. This is a highly requested development in Stobhill due to its proximity to not only the train station and main motorways, which is fantastic for those who need to commute, but an ideal location for being within walking distance into Morpeth town centre where you have a great choice of local bars, restaurants and shopping delights to choose from. The property itself has been finished to a high standard throughout with evident quality fixtures and fittings and a fabulous garden to the rear.

As the 'Former Showhouse' as expected there are a number of upgrades, complemented by tasteful decor. Internally the property has been finished to a high standard.

The property briefly comprises:- Entrance porch which leads straight into a bright and airy lounge with grey carpets and modern décor throughout. The modern high spec kitchen has been fitted with a range of white wall and base units, offering an abundance of storage. The kitchen has patio doors leading you out into the enclosed rear garden. Appliances include a four-ring gas hob and electric oven. You further benefit from a large walk-in cupboard and a separate downstairs W.C.

To the upper floor of the living accommodation, you have two double bedrooms both of which have been tastefully decorated and fitted with grey carpets throughout. Both bedrooms come with fitted mirrored wardrobes, perfect for extra storage. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally you have two allocated parking bays to the rear of the property, which have direct access straight into a lovely generous sized level grassed garden.

This property is sure to attract a lot of interest for anyone looking for a pristine starter home on a sought-after development. Please call us now to arrange your viewing.

Lounge: 9.12 x 11.93 (2.77m x 3.58m)
Kitchen: 7.21 x 12.67 (2.18m x 3.81m)
W.C.: 5.97 x 3.93 (1.75m x 1.19m)
Bedroom One: 11.06 x 9.39 (3.35m x 2.82m)
Bedroom Two: 7.07 x 12.89 (2.13m x 3.26m)
Bathroom: 6.03 x 6.33 (1.83m x 1.91m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Central Gas

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Allocated Parking

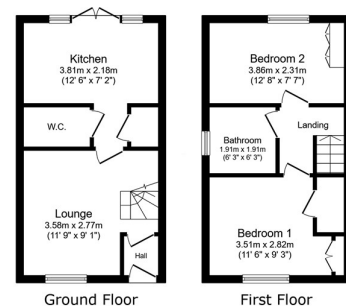
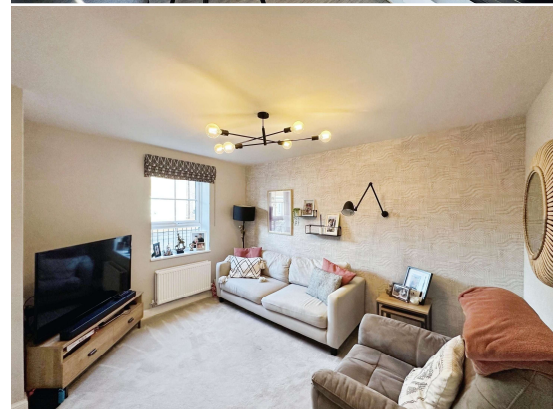
TENURE

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

M00008298.LB.JD.21/01/2025.V.2



This floor plan is for illustration purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No guarantees are given. The seller is not responsible for the accuracy of the floor plan and does not form any part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must keep open its own eyes. (c) 2024. All rights reserved. See www.propertydata.co.uk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 98 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.

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

