



Merchant Way

Morpeth

- Detached Family Home
- Three Bedrooms
- Uninterrupted Views
- Large Fully Enclosed Garden
- Private Driveway plus Garage
- Freehold

Asking Price: £315,000

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Merchant Way Morpeth

Superbly presented, three bedroomed family home with a view! Located on Merchant Way, this home offers a superb location, tucked away on a quiet cul-de-sac with uninterrupted views to the front. Southfields development is a highly requested area due to its proximity to not only the local train station, ideal for those who need to commute, but to Morpeth town centre which has many delights to offer with an array of local bars, restaurants, shopping and nightlife on your doorstep. The property is in immaculate condition throughout and will attract a huge amount of interest.

The property briefly comprises:- Entrance Hall, leading straight through to a spacious open plan lounge/diner with floods of natural light due to the double aspect views and double patio doors with views over the garden. Currently finished with modern décor and fitted with parquet flooring throughout providing a stunning finish. The modern high-end kitchen offers a picture-perfect view over the garden and has a range of wall and base units offering an abundance of storage and integrated appliances to include fridge/freezer, electric oven, four-ring gas hob and dishwasher. You further benefit from a separate utility area with extra cupboards for storage and a downstairs W.C.

To the upper floor of the accommodation, you have three generous double bedrooms, all of which have been carpeted throughout, finished with modern décor and all offer fitted wardrobes, providing excellent storage. The master bedroom further benefits from its own en-suite shower room. The main family bathroom has been fully tiled in a slick grey and fitted with W.C., hand basin, bath and shower over bath.

Externally, you have a private driveway to accommodate at least two cars with an integral garage, whilst to the rear you have a large fully enclosed garden. This is a wonderful space which has been laid to lawn with large patio area and is ideal for those who enjoy outdoor entertaining.

Overall, we anticipate interest to be high and must be viewed to appreciate the space on offer.

Lounge: 10'5 x 10'1 (3.18m x 3.07m)
Kitchen/Diner: 16'8 x 8'1 (5.08m x 2.46m)
Utility: 5'6 x 4'11 (1.68m x 1.25m)
W.C: 5'6 x 2'10 (1.68m x 0.64m)
Bedroom One: 14'2 x 9'0 (4.32m x 2.74m)
En-Suite: 6'6 x 4'7 (1.98m x 1.43m)
Bedroom Two: 12'6 x 10'1 (3.81m x 3.07m)
Bedroom Three: 10'9 x 8'11 (3.28m x 2.72m)
Bathroom: 6'3 x 6'1 (1.91m x 1.85m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway and garage

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

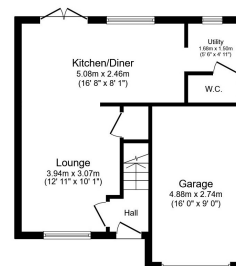
EPC Rating: B

Council Tax Band: D

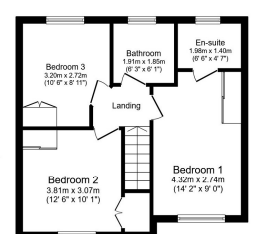
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Ground Floor
Floor area 46.8 m² (504 sq.ft.)



First Floor
Floor area 42.8 m² (460 sq.ft.)

TOTAL: 89.6 m² (964 sq.ft.)

The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas including any total floor areas, openings and dimensions are approximate. No details are 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 rely upon its own inspection. Powered by www.rightmove.co.uk

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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