



Back Grangewood Terrace | Morpeth | NE61 5QG

Offers In Excess Of £155,000

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Beautiful Terraced Home

Modern Décor

Two Bedrooms

South Facing Garden

Fantastic Position

Private Driveway

Finished to a High Standard

Freehold

For any more information regarding the property please contact us today

Very rarely found on the market, sits this spectacular two bedroomed terraced home on Back Grangewood Terrace, Stobswood. The property boasts a fantastic position, tucked away within a small and quiet cluster of homes, with a spectacular garden to the rear and internally offering that overall Wow factor!! The property has finished to a high standard throughout and we anticipate interest will be very high for this sought after property.

The property briefly comprises:- Entrance hallway, and an impressive high spec kitchen, which has been beautifully finished with a range of light wall and base units, offering an abundance of storage. The kitchen is a great space with ample room for your dining room table and chairs. Appliances include oven with integrated microwave above, electric hob with extractor fan. To the back of the kitchen, you further benefit from a large separate utility room. The light and airy lounge is fitted with wooden floors, finished with beige walls and a lovely fitted wood burner, ideal for those cosy nights in. The lounge further benefits from large bifold doors that lead to enclosed rear garden.

To the upper floor of the accommodation, you have two generous sized double bedrooms, both of which have been finished with wood flooring. The master bed has large fitted mirrored wardrobes, excellent storage and a large picture-perfect views over the gardens to the rear. The family bathroom has been finished with W.C., hand basin and shower over bath.

Externally to the front of the property, you have a private driveway for one car with additional on street parking available. To the rear you have a fully enclosed South facing garden, which is full of vibrancy and life and offers you your very own tranquil oasis to relax in. This has been laid to lawn with two separate decking areas, making it ideal for those who enjoy outdoor entertaining.

This property is a sheer credit to its current owner, where the attention to love and detail is evident.

Kitchen: 15'9 x 8'10	(4.80m x 2.69m)
Lounge: 11'5 x 15'8	(3.48m x 4.78m)
Utility Room: 10'8 x 3'11	(3.25m x 0.94m)
Bedroom One: 15'11 x 12'3	(4.85m x 3.73m)
Bedroom Two: 9'3 x 12'0	(2.82m x 3.66m)
Bathroom: 7'4 x 6'9	(2.24m x 2.06m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Cabinet
Mobile Signal Coverage Blackspot: No
Parking: Private Driveway with Additional On Street 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: D
Council Tax Band: A

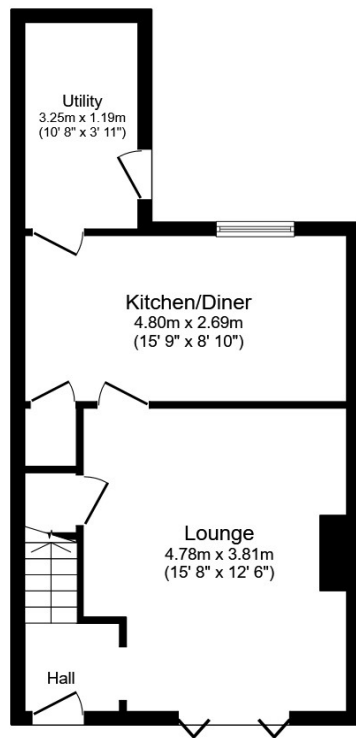
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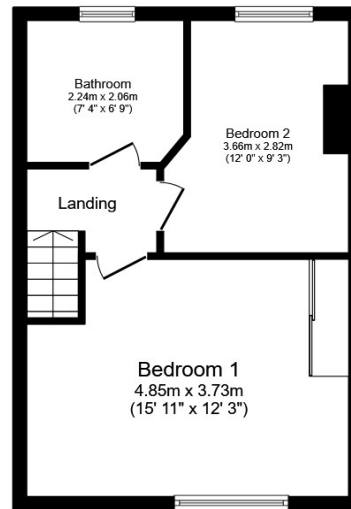
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Ground Floor

Floor area 42.5 sq.m. (457 sq.ft.)



First Floor

Floor area 36.7 sq.m. (395 sq.ft.)

Total floor area: 79.2 sq.m. (853 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations 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(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	57 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

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.

