



Cherry Close | Morpeth | NE61 3FD

**Asking Price £265,000**

ROOK  
MATTHEWS  
SAYER



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**Semi Detached Home**

**No Onward Chain**

**Three Bedrooms**

**Fully Enclosed Garden**

**Idyllic Location**

**Private Driveway plus Garage**

**Tastefully Decorated**

**Freehold**

For any more information regarding the property please contact us today

We have a fantastic opportunity to purchase this beautifully presented three bedroomed semi-detached home, situated on the ever-popular Cherry Close, Morpeth. Nestled within a small and quiet development, this home is ideal for those looking for idyllic semi-rural living. It offers a fantastic spot for commuters and families alike, as you have easy access to the A1 North and South, whilst the bustling town of Morpeth is but a short drive away, where you will find an abundance of bars, schools, river walks, supermarkets and shopping delights to choose from.

The accommodation briefly comprises of: Entrance hallway, downstairs W.C., bright and airy lounge which has been immaculately presented in a bold standout black, complimented with a light flooring and allows floods of natural light from the double patio doors, with great views over the rear garden. The kitchen has been finished to a high standard, fitted with white wall and base units, offering an abundance of storage. Integrated appliances include fridge/freezer, dishwasher, double oven and electric hob.

To the first floor there are three generous sized bedrooms, all of which have been carpeted throughout, finished with tasteful décor and offer excellent storage. The master bedroom further benefits from its own en-suite shower room. The family bathroom has been finished with a modern grey tile and complimented with W.C., hand basin, bath and shower over bath.

Externally you have a private driveway providing allocated parking spaces for two cars, plus a garage. To the rear, you have a large fully enclosed garden, which is unusual for this size of home. The garden has been laid to lawn with patio area, offering its new owners a great space to enjoy outdoor entertaining.

With no onward chain, this is a must view to appreciate the space on offer.

Lounge: 15'5 x 12'2 (4.70m x 3.71m)  
Kitchen: 11'3 X 10'6 (3.43m x 3.20m)  
W.C: 6'1 x 3'4 (1.85m x 1.03m)  
Bedroom One: 10'0 x 9'3 (3.05m x 2.82m)  
En-suite: 5'9 x 5'6 (1.75m x 1.68m)  
Bedroom Two: 10'10 x 8'7 (3.30m x 2.62m)  
Bedroom Three: 12'2 x 6'7 (Max Points) (3.71m x 2.00m Max Points)  
Bathroom: 6'8 x 5'6 (2.03m x 1.68m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: Fibre to Cabinet  
Mobile Signal / Coverage Blackspot: No  
Parking: Private 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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**T: 01670 511 711**

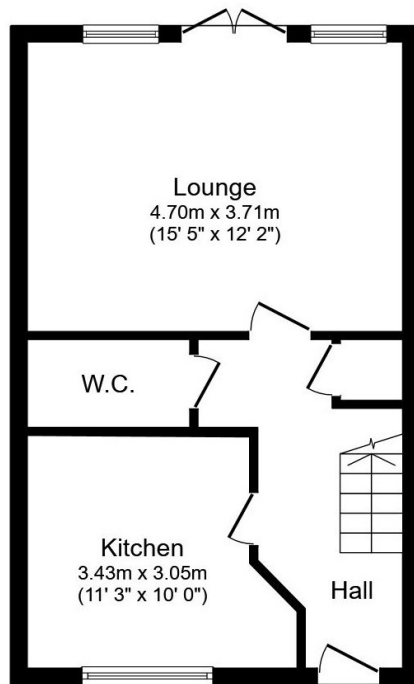
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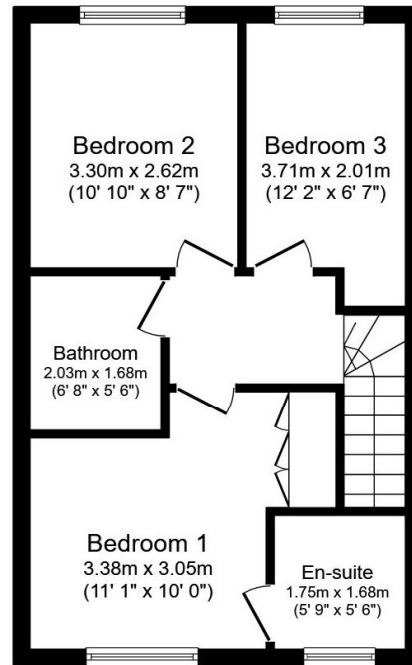






### Ground Floor

Floor area 39.3 sq.m. (423 sq.ft.)



### First Floor

Floor area 39.3 sq.m. (423 sq.ft.)

Total floor area: 78.7 sq.m. (847 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](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 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

**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.



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