



## Inglewood Ulgham Grange

- Semi-Detached Bungalow
- Three Bedroomed
- Sought After Location
- Large Garden
- Driveway and Garage
- Freehold

**Offers In Excess Of: £325,000**

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# Inglewood Ulgham Grange

Very rarely found on the market, sits this spectacular semi-detached bungalow in Ulgham Grange. The property boasts a fantastic position, nestled within a small community of homes, offering its new owners peaceful semi-rural living at its finest. The property itself has been beautifully presented throughout with a spectacular garden to the front. Morpeth town centre is only a short drive away where you will find an array of local bars, shopping gems and lovely river walks to choose from.

The property briefly comprises:- Entrance hallway, impressive lounge with floods of natural light due to the double aspect windows and double patio doors which lead you out to the rear courtyard. The lounge comes fitted with a log burner which is the focal point of the room and will be cozy for those winter nights. A spacious conservatory can be found offering uninterrupted views of the garden and access to the front garden and patio area where you can soak up the rays. The kitchen/diner has been fitted with a range of country style wall and base units, offering an abundance of storage, and large picture-perfect window to enjoy the views to the rear. Appliances include an electric free-standing cooker whilst you have space for your own fridge/freezer and dining table with chairs. To the back of the kitchen, you further benefit from a downstairs W.C and a separate utility area.

To the opposite end of the living accommodation, you have three generous double bedrooms, all of which have been tastefully decorated throughout whilst the main master room, offering fabulous views over the front garden. The family bathroom has been finished with W.C., hand basin, separate walk-in shower and bath tub.

Externally you have a generous sized log storage with a large private driveway which can accommodate several cars plus an addition of a very large garage/work shop which will offer the new owner's excellent storage and can be used to suit your needs. There is a large garden to the front which is currently laid to lawn with patio area whilst to the rear you have a private enclosed courtyard ideal for out door dining.

With no onward chain, we anticipate interest to be high! Call us now to secure your viewing.

- Lounge: 17'10 x 11'10 (5.44 x 3.61)
- Conservatory: 16'1 x 11'1 (4.90 x 3.38)
- Kitchen: 11'9 x 10'9 (3.58 x 3.28)
- W.C: 5'10 x 4'10 (1.79 x 1.47)
- Bedroom One: 11'10 x 10'10 (3.61 x 3.30)
- Bedroom Two: 11'11 x 11'10 (3.63 x 3.61)
- Bedroom Three: 11'7 x 8'10 (3.53 x 2.69)
- Bathroom: 7'9 x 5'9 (2.36 x 1.75)

## PRIMARY SERVICES SUPPLY

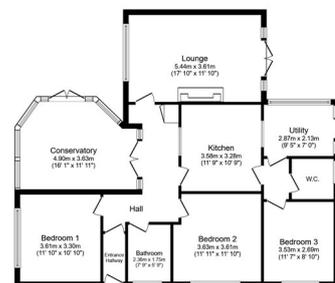
- Electricity: Mains
- Water: Mains
- Sewerage: Septic Tank
- Heating: Oil
- Broadband: TBC
- Mobile Signal / Coverage Blackspot: No
- Parking: Garage and Large Driveway

## 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: TBC
- Council Tax Band: C

M00008375.AB.LB.04/04/25.V.2



Total floor area: 113.3 sq.m. (1,220 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), overlaps and omissions 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 errors, omissions or misstatements. A party must rely upon its own inspection(s). Prepared by www.PropertyHub.ie

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 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.

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