



Bentinck Crescent | Pegswood | NE61 6SX

Asking Price £92,500

ROOK
MATTHEWS
SAYER

**2****1****1****Spacious Terraced Home****No Onward Chain****Two Bedrooms****Yard Area plus Outhouse****Quiet Residential Cul-de-Sac****On Street Parking****Excellent Opportunity****Freehold****For any more information regarding the property please contact us today**

Situated in a popular residential street within Pegswood, this spacious two bed terraced home sits tucked away on a quiet residential cul-de-sac on Bentinck Crescent. Although in need of modernising, this presents an excellent opportunity for someone to add their personal touch and create their dream home. With its attractive and sought after location, this property offers great public transport links, nearby schools and a strong local community. Pegswood itself offers a range of amenities on your doorstep to include a local co-op, primary school and doctor's surgery, whilst the hustle and bustle of Morpeth town Centre, is just a short drive away, where you have an array of local bars, restaurants and river walks to choose from.

The property briefly comprises:- Entrance straight into the kitchen which has been fitted with a range of wooden wall and base units, offering excellent storage and space for your own white goods. The kitchen is a great space with ample room for your dining room table and chairs. This leads seamlessly into a generous sized lounge, which is light and airy. The lounge has been fitted with grey carpets and finished with white crisp walls. You further benefit from a separate utility space.

To the upper floor of the accommodation, you have two good sized double bedrooms, both of which have been carpeted. The family bathroom is a large space and has been finished with W.C., hand basin and shower.

Externally you have a small garden to the front of the property, whilst to the rear, you also have a small yard area and outhouse which provides extra storage space. On street parking is available.

With no onward chain, this property offers huge potential for its new owners.

Kitchen/Diner: 17'10 x 9'0 (5.44m x 2.74m)
 Lounge: 13'7 x 11'11 Max Points (4.15 x 3.63m Max Points)
 Utility Room: 5'4 x 4'4 (1.62m x 1.34m)
 Bedroom One: 14'8 x 11'8 Max Points (4.47m x 3.56m Max Points)
 Bedroom Two: 13'0 x 9'4 (3.96m x 2.84m)
 Bathroom: 8'3 x 5'5 (2.52m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Gas Central
 Broadband: Fibre to Premises
 Mobile Signal / Coverage Blackspot: No
 Parking: On Street Parking

TENURE

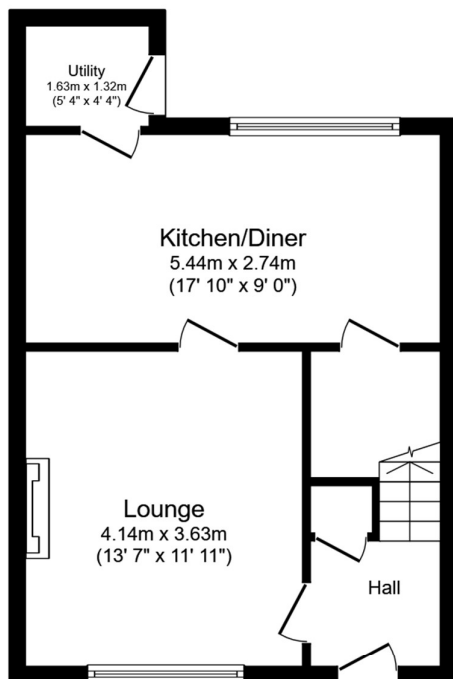
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: TBC
 Council Tax Band: A

T: 01670 511 711**morpeth@rmsestateagents.co.uk**

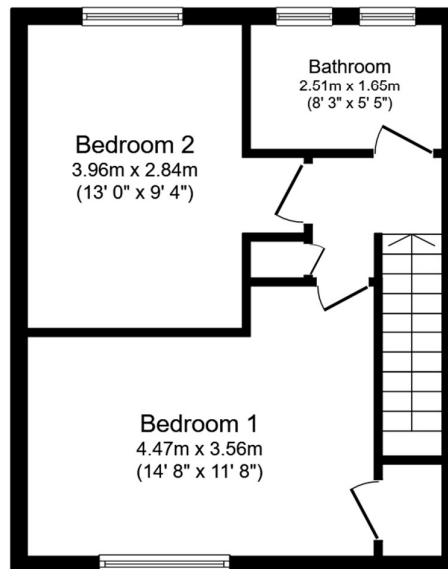
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Ground Floor

Floor area 40.3 sq.m. (433 sq.ft.)



First Floor

Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 78.2 sq.m. (842 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

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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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