



Bowyer Way | Morpeth | NE61 2FZ

Asking Price £164,500

ROOK
MATTHEWS
SAYER

**3****1****2****Well Presented Family Home****Bright and Airy Rooms****Three Bedrooms****Stunning South Facing Garden****Desirable Location****Private Driveway****Section 106 Property****Freehold****For any more information regarding the property please contact us today**

Extremely well presented and spacious, three bedroomed family home, located on Bowyer Way, which sits on the ever-desirable Barratts home development in Stobhill. The property itself offers a fabulous position tucked away, offering peaceful living and highly attractive to families. The property itself internally has been finished to a high standard throughout by its current owners, meaning it is ready to move straight into.

The property is a Discount Market Value property and will be sold at 70% of the open market value agreed by Northumberland County Council. Discount Market Value homes are subject to criteria within the Section 106 section on the Northumberland County Council website.

If you feel you meet the criteria, please contact Rook Matthews Sayer and we will provide an application form that can be completed and sent to housing.proposals@northumberland.gov.uk.

The property briefly comprises:- Entrance hallway, downstairs W.C, bright and airy lounge with floods of natural light, due to the large double patio doors leading straight into the rear garden. Currently finished with light grey carpets and modern décor throughout. The lounge is a great space for families. The kitchen has been fitted with a range of high gloss wall and base units, offering an abundance of storage. Integrated appliances include dishwasher, electric oven and hob. The current owners are happy to leave the washing machine and dryer.

To the upper floor of the accommodation, you have two large double bedrooms and one single, which is currently used as an office. All rooms have been carpeted throughout and beautifully finished with modern décor. The master bedroom further benefits from its own en-suite shower room. The family bathroom has been partially tiled. Fixtures include W.C., hand basin, bath and mains shower over bath. You further benefit from a partially boarded out loft that has been fitted with a dolly hatch and ladder.

Externally, you have a private driveway which can accommodate at least three cars with additional on street parking available. To the rear you have a generous sized South facing level grassed garden, which has been laid to lawn with patio area. The garden will be a real winner for those who enjoy outdoor entertaining. You further benefit from a large summer house, ideal for those summer months.

Guaranteed to impress, this is home will attract a huge amount of interest!

This could be a fantastic property for a first-time buyer!

Lounge: 14'64 x 15'04 Max Points (4.42m x 4.57m Max Points)
 Kitchen: 12'14 x 7'97 (3.68m x 2.36m)
 W.C: 3'03 x 5.05 (0.92m x 1.52m)
 Bedroom One: 8'51 x 11'95 (2.57m x 3.58m)
 Ensuite: 4'31 x 8'39 Max Points (1.31m x 2.52m Max Points)
 Bedroom Two: 8'59 x 8'52 (2.61m x 2.59m)
 Bedroom Three: 6'21 x 8'87 (1.88m x 2.64m)
 Bathroom: 7'90 x 6'27 Max Points (2.36m x 1.88m Max Points)

PRIMARY SERVICES SUPPLY

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

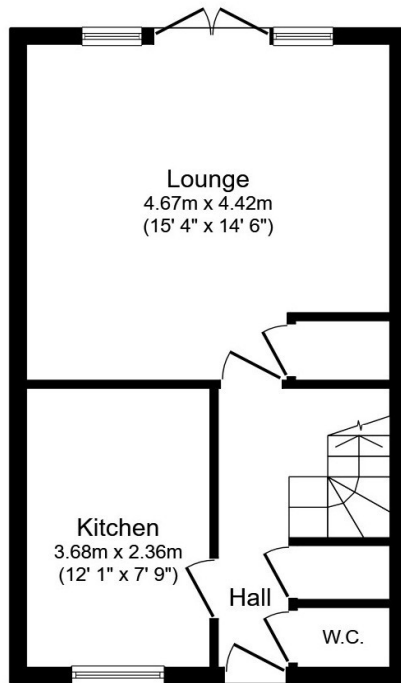
EPC Rating: B
 Council Tax Band: C

M00008334.LBJD.10/06/2025.V.1

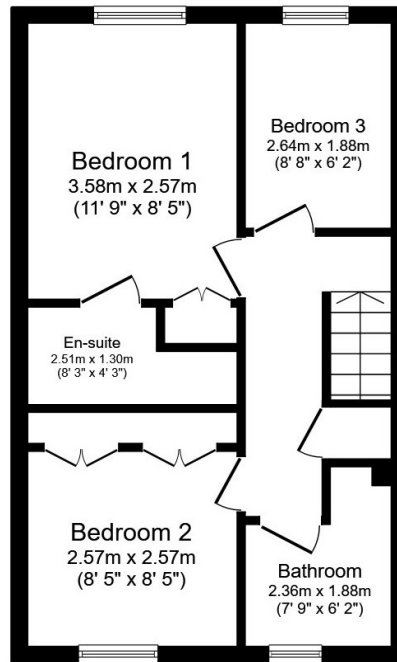
T: 01670 511 711**morpeth@rmsestateagents.co.uk**

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Ground Floor
Floor area 38.3 sq.m. (413 sq.ft.)



First Floor
Floor area 38.3 sq.m. (413 sq.ft.)

Total floor area: 76.7 sq.m. (825 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		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.

