



John Street | Morpeth | NE61 6UQ

Auction Guide Price £115,000

ROOK
MATTHEWS
SAYER



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Spacious Detached Bungalow

Bright and Airy Rooms

Two Bedrooms

Fully Enclosed Garden

For Sale by Auction

Private Driveway plus Garage

Large Corner Plot

Freehold

For any more information regarding the property please contact us today

For Sale by Auction: 31st July 2025 Option 1. Terms and Conditions apply.

Are you looking for a new project to put your own stamp on? We have a fantastic opportunity to purchase this spacious two / three bedroomed detached bungalow on John Street, Pegswood. Occupying a large corner plot, this property offers an extensive internal floor space, with scope to make it your own. Pegswood itself offers great local amenities on your doorstep to include a Co-op and doctor's surgery, whilst the historic town centre of Morpeth is a short drive away, where you can enjoy all the hustle and bustle this busy market town has to offer with an array of bars, restaurants, river walks and shopping delights.

The property briefly comprises:- Entrance into the kitchen, which has been fully tiled and currently fitted with a range of wall and base units. This leads seamlessly into a bright and airy dining room, which could also be used as a lounge to suit your needs. The lounge is located at the rear of the property, offering peaceful views over the rear garden but could also be used as an additional bedroom.

You have two good sized double bedrooms and a family shower room, which has been fitted with W.C, hand basin and walk-in shower.

Externally you have a private driveway to accommodate at least two cars, plus a garage. Additional parking is available on street. To the rear you have a fully enclosed garden which is currently laid to lawn. The garden could be a fantastic space to enjoy outdoor living.

We anticipate a huge amount of interest on this property. Please call us now to arrange your viewing.

Lounge: 12'9 x 12'3 (3.89m x 3.73m)
Kitchen: 8'1 x 8'0 (2.46m x 2.44m)
Dining Room: 12'9 x 12'3 (3.89m x 3.73m)
Bedroom One: 12'10 x 12'2 (3.91m x 3.71m)
Bedroom Two: 12'8 x 9'9 (3.86m x 2.97m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: None
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway plus Garage

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see
www.agentspropertyauction.com

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: B

M00007728.AB.JD.30/06/2025.V.3

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**ROOK
MATTHEWS
SAYER**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 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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