



Tailor Way | Morpeth | NE61 2ZJ

**Asking Price £185,000**

ROOK  
MATTHEWS  
SAYER



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**Beautiful Semi Detached Home**

**Immaculately Presented**

**Two Bedrooms**

**Fully Enclosed Garden**

**Ideal Location**

**Two Allocated Parking Spaces**

**Modern Décor**

**Freehold**

For any more information regarding the property please contact us today

Guaranteed to impress, sits this beautifully presented two bedroomed family home on Tailor Way, Morpeth. Located within a unique private cul-de-sac which happens to be the only one on the estate. This is a highly requested development in Stobhill due to its proximity to, not only the train station and main motorways, which is fantastic for those who need to commute, but an ideal location for being within walking distance into Morpeth town Centre, where you have a great choice of local bars, restaurants and shopping delights to choose from. The property itself has been finished to a high standard throughout with evident quality fixtures and fittings and a fabulous landscaped garden to the rear.

The property briefly comprises:- Entrance porch which leads straight into a bright and airy lounge with grey carpets and modern décor throughout. The modern high spec kitchen has been fitted with a range of white wall and base units, offering an abundance of storage. The kitchen has patio doors leading you out into the enclosed rear garden. Appliances include a four-ring gas hob and electric oven. You further benefit from a large walk-in cupboard and a separate downstairs W.C.

To the upper floor of the living accommodation, you have two double bedrooms both of which have been tastefully decorated and fitted with grey carpets throughout. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally, to the front of the property you have two allocated parking spaces, whilst to the rear you have a beautifully presented, fully enclosed level grassed garden, which has been fully landscaped and laid to lawn with two patio areas. The garden will be a real winner for those who enjoy outdoor entertaining.

This could be a fantastic property for a first-time buyer or someone looking for a property within a highly requested area.

Lounge: 11'9 x 9'2 (3.58m x 2.79m)  
Kitchen: 12'7 x 7'2 Max Points (3.84m x 2.18m Max Points)  
Porch: 3'2 x 2'6 (0.97m x 0.79m)  
W.C: 2'6 x 6'0 (0.79m x 1.83m)  
Bedroom One: 12'8 x 9'3 Max Points (3.86m x 2.82m Max Points)  
Bedroom Two: 12'8 x 7'7 (3.86m x 2.31m)  
Bathroom: 6'5 x 6'4 (1.96m x 1.93m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: Fibre to premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Two Allocated Parking Spaces

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: The estate is still under completion.

#### 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

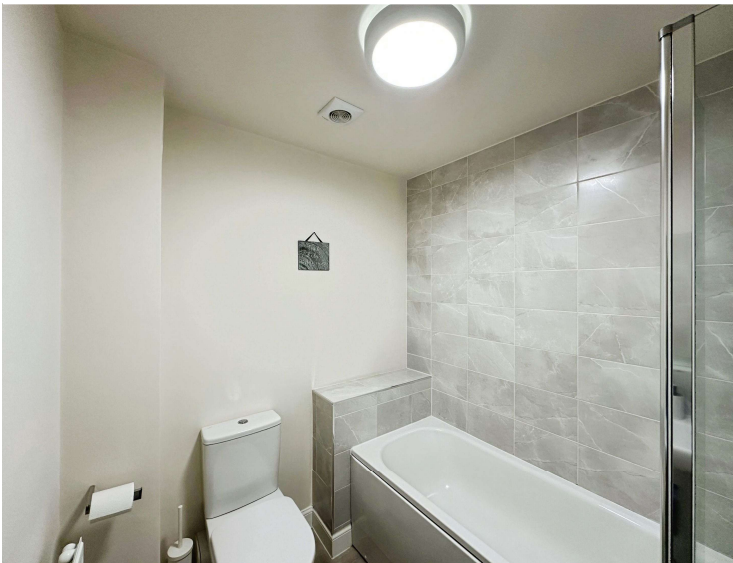
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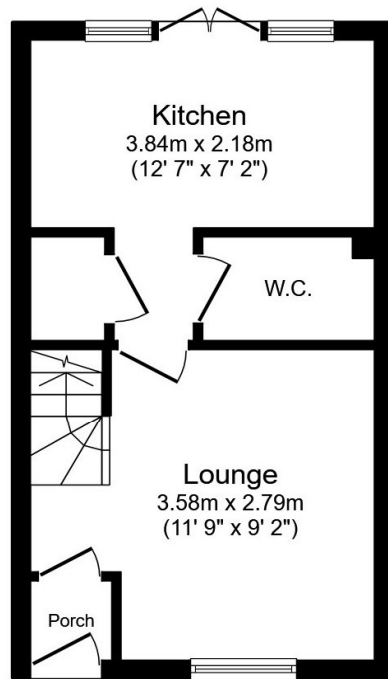
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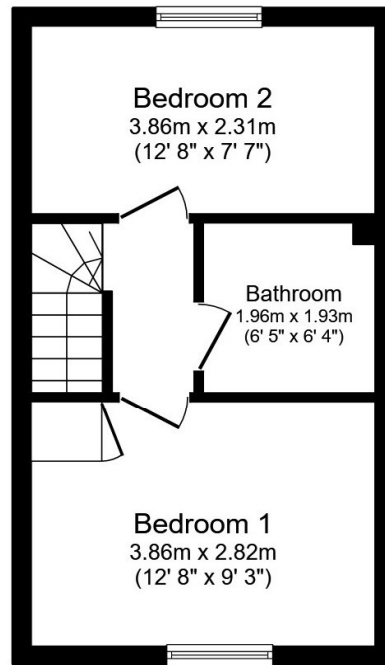






### Ground Floor

Floor area 27.5 sq.m. (296 sq.ft.)



### First Floor

Floor area 27.5 sq.m. (296 sq.ft.)

Total floor area: 55.1 sq.m. (593 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		98 A
81-91	B	84 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

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