



Bowyer Way | Morpeth | NE61 2GD

**Asking Price £175,000**

ROOK  
MATTHEWS  
SAYER



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**Bright and Airy Family Home**

**No Onward Chain**

**Two Bedrooms**

**Fully Enclosed Rear Garden**

**Desirable Location**

**Allocated Parking Spaces**

**Modern Décor Throughout**

**Freehold**

For any more information regarding the property please contact us today

Spacious, bright and airy two bedroomed family home on Bowyer Way, Morpeth. 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 is ready to move into!

The property briefly comprises:- Entrance porch which leads straight into a bright and airy lounge with beige 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 carpet 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 fully enclosed level grassed garden. The garden will be a real winner for those who enjoy outdoor entertaining.

With no onward chain, this could be a fantastic property for a first-time buyer or someone looking for a property within a highly requested area.

Porch: 2'7 x 3'3 (0.82m x 1.00m)

Lounge: 11'11 x 12'11 Max Points (3.63m x 3.94m Max Points)

Kitchen: 12'11 x 7'1 (3.94m x 2.16m)

W.C: 3'5 x 6'1 (1.06m x 1.85m)

Bedroom One: 9'4 x 12'11 Max Points (2.84m x 3.94m Max Points)

Bedroom Two: 12'11 x 7'2 (3.94m x 2.18m)

Bathroom: 6'0 x 6'4 (1.83m 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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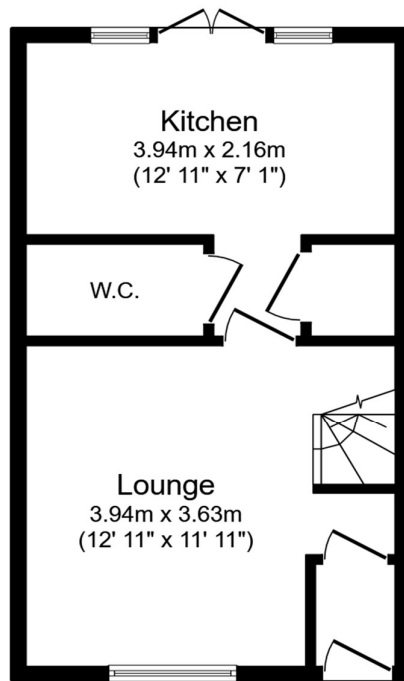
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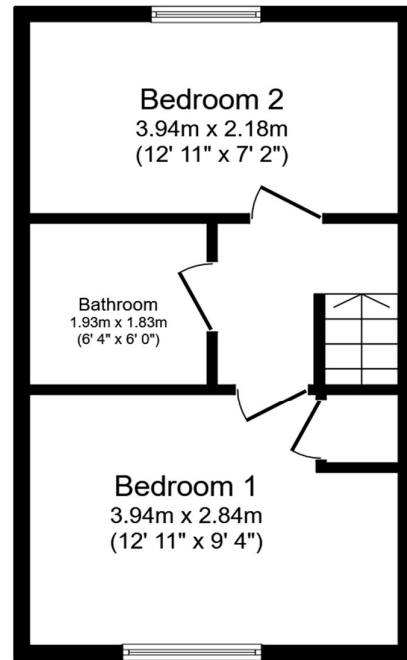
**ROOK  
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**Ground Floor**  
Floor area 28.2 sq.m. (304 sq.ft.)



**First Floor**  
Floor area 28.2 sq.m. (304 sq.ft.)

Total floor area: 56.5 sq.m. (608 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		99 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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