



Charlton Gardens | Morpeth | NE61 2HG

Guide Price £200,000

ROOK
MATTHEWS
SAYER

**3****2****1****Large Dormer Bungalow****No Onward Chain****Three Bedrooms****Generous Sized Garden****Desirable Location****Shared Driveway plus Garage****Potential Mini Project****Freehold**

For any more information regarding the property please contact us today

Are you looking for a new project to sink your teeth into? We have a fantastic opportunity to purchase this large dormer bungalow on Charlton Gardens, Morpeth. This spacious three bedroomed home offers a vast amount of space, offering its new owners vision to create their new forever home. Nestled within a peaceful area of Morpeth and is an extremely sought-after location, not only due to being within walking distance to Stobhill County First School and Morpeth train station, but its proximity to Morpeth town Centre, where you will find an array of local bars, restaurants, weekly town markets and fabulous river walks.

The property briefly comprises:- Entrance porch, generous sized lounge offering views of the front garden. The kitchen has been fitted with a range of wood wall and base units, offering an abundance of storage and space. There is a separate spacious dining area which is a great space for families, with plenty room for your dining table and chairs. You further benefit from a separate utility area.

To the other end of the living accommodation, you have one downstairs double bedroom which has been carpeted. The family bathroom has been fitted with W.C., hand basin, bath and walk-in shower.

To the upper floor of the accommodation, you have two good sized bedrooms, one double and one single, both offering excellent space. The double bedroom has a door leading you to the eaves storage. There is also a separate W.C.

Externally you have a small garden to the front, with a shared driveway, which leads you to your garage. On street parking is available. To the rear you are presented with a low maintenance generous sized garden, which is fully enclosed with patio area.

With no onward chain, this is a must view to appreciate its potential.

Kitchen: 10'86 x 10'11 (3.25m x 3.33m)
Utility Room: 3'91 x 4'56 (1.19m x 1.38m)
Lounge: 11'66 x 14'72 (3.51m x 4.45m)
Dining Room: 11'70 x 11'40 (3.53m x 3.45m)
Bedroom One: 14'98 x 12'59 (4.50m x 3.78m)
Bedroom Two: 10'86 x 8'85 (3.25m x 2.64m)
Bedroom Three: 6'62 x 10'42 (1.98m x 3.15m)
Bathroom: 7'51 x 6'81 Max Points (2.26m x 2.03m Max Points)
W.C: 7'98 x 5'61 (2.36m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Central Gas
Broadband: Cable
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway and Garage

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.

The sale of this Property is subject to Grant of Probate. Grant of Probate has now been issued. Please seek an update from the Branch if you require any further information.

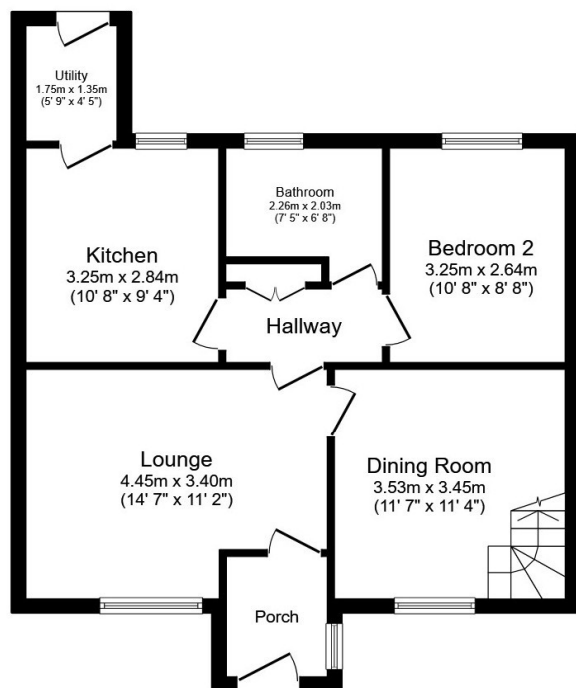
EPC Rating: D
Council Tax Band: B

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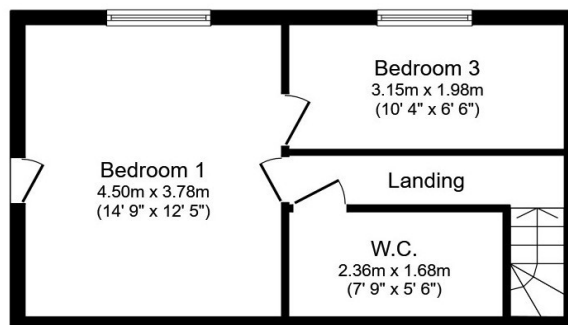
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Ground Floor

Floor area 58.7 sq.m. (632 sq.ft.)



First Floor

Floor area 35.3 sq.m. (380 sq.ft.)

Total floor area: 94.0 sq.m. (1,012 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		
81-91	B		
69-80	C		73 C
55-68	D	66 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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