



Whinchat Way | Morpeth | NE61 1EW

Asking Price £120,000

The property is being sold under the shared ownership scheme, offering its new owners the chance to purchase a 50% share. More options are available dependent on the buyer. If you feel you meet the criteria, please contact Rook Matthews Sayer and we will happily provide you with further information.

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Superbly Presented Bungalow

Shared Ownership Home

Two Bedrooms

Stunning Enclosed Garden

Sought-after and Peaceful Location

Allocated Parking Space

Modern Décor

Leasehold

For any more information regarding the property please contact us today

This superbly presented two bedroomed bungalow has just become available on the ever-desirable Trevelyan Grange. The property is located on Whinchat Way, nestled within a small cluster of homes, offering peaceful living. This is an extremely sought-after location, due to its proximity to Morpeth Centre, where you are greeted by weekly markets, river walks and plenty of bars, restaurants and shopping wonders not to mention a first, middle and high school, all on your doorstep. Internally the property has been finished to a high standard making it ready to move straight into!

The property is being sold under the shared ownership scheme, offering its new owners the chance to purchase a 50% share. More options are available dependent on the buyer. If you feel you meet the criteria, please contact Rook Matthews Sayer and we will happily provide you with further information.

The property briefly comprises:- Entrance hallway, modern kitchen, which has been fitted with a range of wall and base units, offering excellent storage. The kitchen is a great space with ample room for your dining room table and chairs. The bright and airy lounge located to the rear of the property has been fitted with grey carpets and finished with modern décor. The lounge offers views over the rear garden, which can be accessed via the double patio doors.

You have two good sized double bedrooms, both bedrooms have been carpeted and finished with modern décor. The family bathroom has been fitted with W.C., hand basin, bath and shower over bath.

Externally to the front of the property there is a small grass area. To the rear of the property, there is a fully enclosed level garden which has been laid to lawn with patio area. The garden is the ideal for relaxation. You further benefit from an allocated parking bay.

We anticipate high levels of interest for this home. Early viewings are recommended.

MEASUREMENTS

Kitchen: 12'56 x 10'33 (3.82m x 3.14m)

Lounge: 13'66 x 12'62 (4.16m x 3.84m)

Bedroom One: 8'78 x 13'62 (2.67m x 4.15m)

Bedroom Two: 10'87 x 11.56 (3.31m x 3.52m)

Bathroom: 6'88 x 6'57 (2.09m x 2.00m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Central Gas

Broadband: TBC

Mobile Signal / Coverage Blackspot: No

Parking: Shared Driveway

TENURE:

Leasehold - It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years less 6 days from and including 30 June 2022

EPC Rating: B

Council Tax Band: C

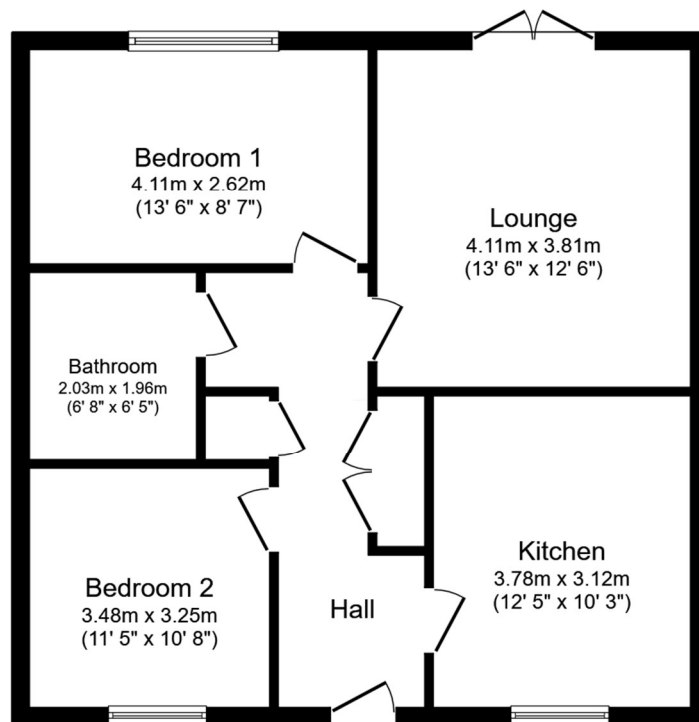
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Floor Plan

Floor area 64.2 sq.m. (691 sq.ft.)

Total floor area: 64.2 sq.m. (691 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		97 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

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.