



Green Acres | Morpeth | NE61 2AD

**Asking Price £245,000**

ROOK  
MATTHEWS  
SAYER

**2****1****1****Semi Detached Bungalow****No Onward Chain****Two Bedrooms****Low Maintenance Rear Garden****Peaceful Location****Garage plus Driveway****Finished to a High Standard****Freehold**

For any more information regarding the property please contact us today

Nestled in a peaceful area of Morpeth, and offering a large low maintenance garden to the rear, sits this semi-detached bungalow on Green Acres, Morpeth. This is an ever-desirable location with house hunters due to its location to Morpeth town Centre. The historic town of Morpeth is only a short drive away where you are greeted with an array of local bars, restaurants and delightful river walks to choose from. The property itself has been finished to a high standard throughout with evident quality fixtures and fittings.

The property briefly comprises:- Entrance hallway which leads straight into a bright and airy lounge, which has been fitted with grey carpets and modern décor throughout. The modern high spec kitchen is located to the rear of the property and benefits from a large perfect picture window overlooking the rear garden. The kitchen has been fitted with a range of wall and base units, offering lots of storage. Appliances include electric oven, extractor fan and ceramic hob. The property further benefits from a rear porch area which provides direct access into the utility room and garage, ideal for storing your own white goods.

You have two good sized 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 you have a private driveway to accommodate one car, plus on street parking and a single garage. To the rear of the property there is unique low maintenance garden set over different levels.

With no onward chain, this is a must view!

#### MEASUREMENTS

Lounge: 13'3 x 11'4 (4.04m x 3.45m)

Kitchen: 10'11 x 10'4 (3.33m x 3.15m)

Utility: 7'4 x 7'1 (2.24m x 2.16m)

Bedroom One: 11'4 x 10'1 (4.04m x 3.07m)

Bedroom Two: 10'11 x 8'3 (3.33m x 2.52m)

Shower room: 7'9 x 7'5 Biggest Points (2.36m x 2.26m Biggest Points)

Rear Porch: 13'3 x 4'7 (4.04m x 0.11m)

Garage: 16'4 x 7'7 (4.98m x 2.31m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: None

Mobile Signal / Coverage Blackspot: No

Parking: Garage and Driveway

#### 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

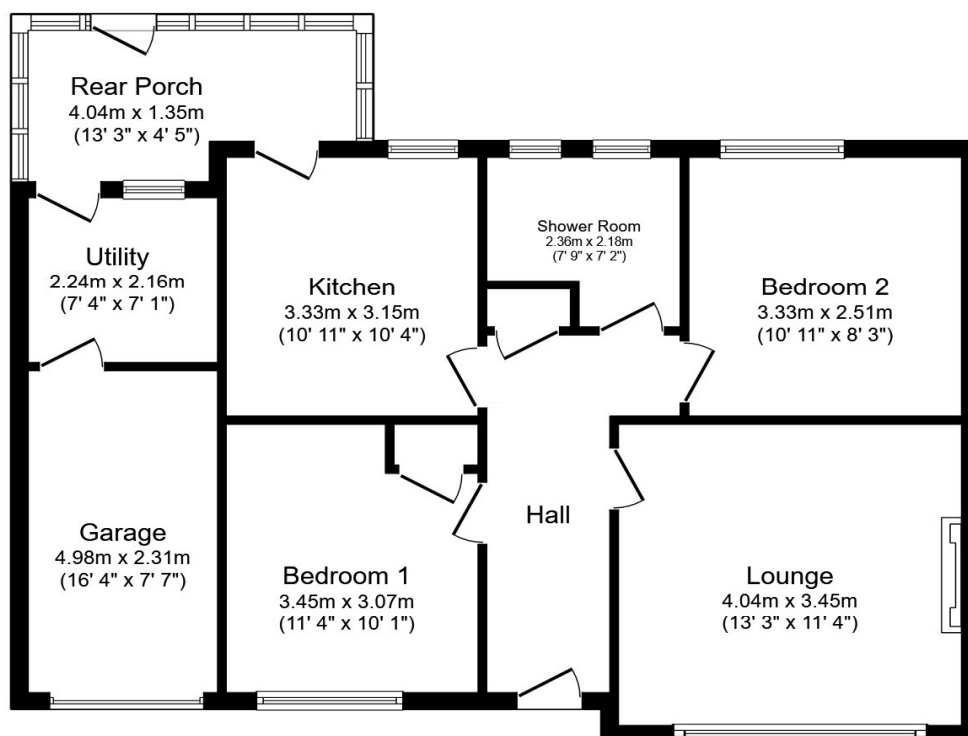
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Floor Plan

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             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | 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.

