



Pretoria Avenue | Morpeth | NE61 1QE

Asking Price £149,950

ROOK
MATTHEWS
SAYER

**3****1****1****Beautifully Presented Home****Bright and Airy Rooms****Three Bedrooms****Low Maintenance Front Garden****Town Centre Location****On Street Parking Available****Modern Décor Throughout****Freehold**

For any more information regarding the property please contact us today

We are very pleased to welcome to the market, this beautifully presented, three bedroomed family home, located in the heart of the historic Morpeth town centre. The property sits on Pretoria Avenue, which is within seconds walking distance to the ever-popular Morpeth Park and River Wansbeck, PLUS the local bar's restaurants and shopping delights that Morpeth has to offer. Internally the property benefits from spacious rooms and modern décor throughout.

The property briefly comprises:- Entrance hallway, bright and airy lounge with underfloor heating and a feature wall with brackets to your TV. This leads straight through into a lovely open plan bright and airy kitchen/diner. The kitchen has been fitted with modern wall and base units, offering an abundance of storage, and plenty of space for your own white goods.

To the upper floor of the accommodation, you have two good sized double bedrooms and one single, which can be used as an office or bedroom to suit. The family bathroom is a great size and has been fully tiled and finished with W.C., hand basin, bath and a separate walk-in shower.

Externally you have a small garden to the front which is low maintenance and fully decked.

Lounge 14.02 x 13.11 (4.32m x 4.24m)
Kitchen/Diner 16.04 x 14.00 (4.98m x 4.27m) At biggest points. L Shaped room
Bedroom One 14.01 x 9.06 (4.29m x 2.90m)
Bedroom Two 14.00 x 7.09 (4.27m x 2.36m)
Bedroom Three 9.11 x 6.04 (3.02m x 1.93m) At biggest points. L shaped room
Bathroom 8.06 x 8.01 (2.59m x 2.46m) At biggest points. L shaped room

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Fibre to Premises
Mobile Signal Coverage blackspot: No
Parking: On street parking available

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

MINING

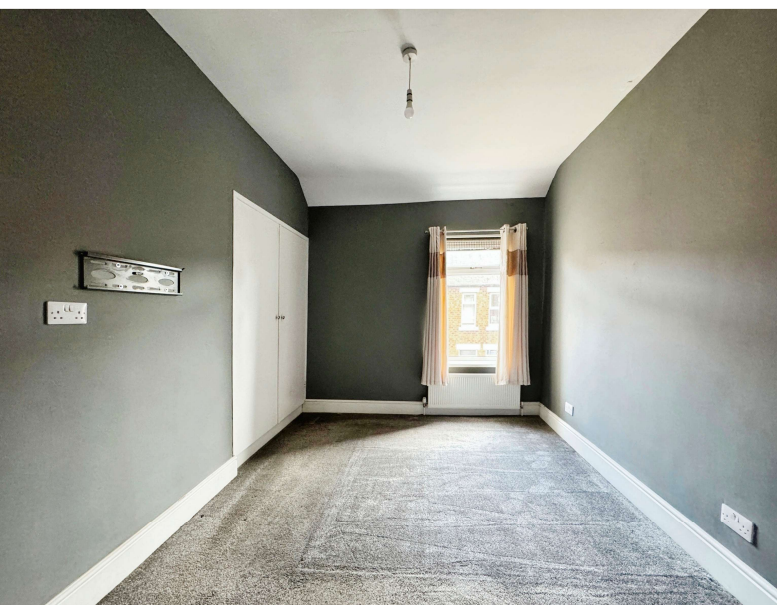
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

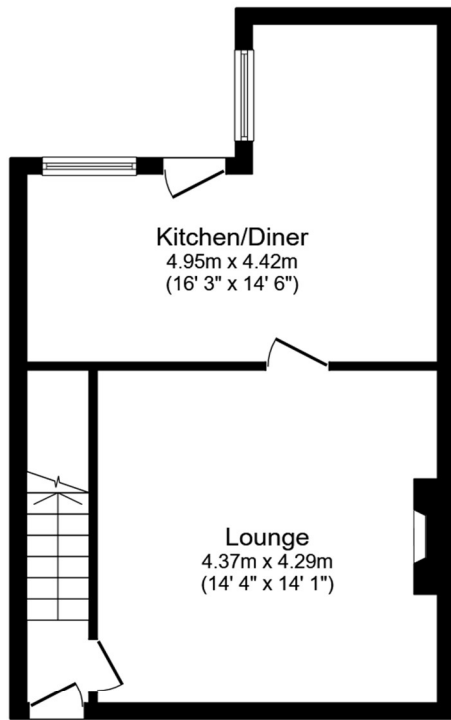
EPC Rating: D
Council Tax Band: B

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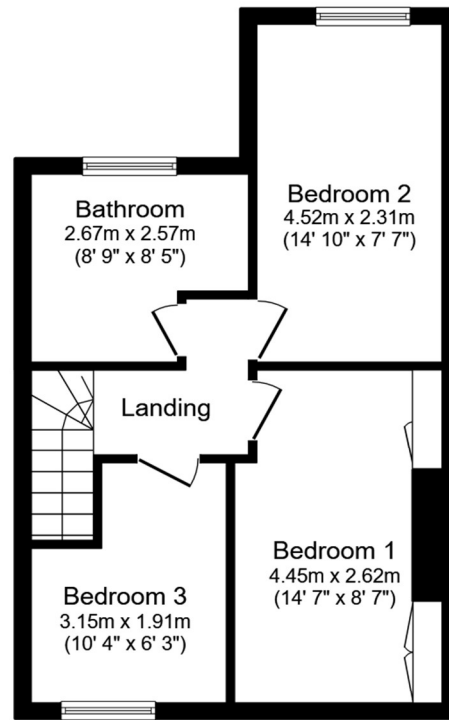
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Ground Floor

Floor area 40.5 sq.m. (436 sq.ft.)



First Floor

Floor area 40.5 sq.m. (436 sq.ft.)

Total floor area: 81.0 sq.m. (871 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	Potent
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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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