



Tailor Way | Morpeth | NE61 2ZJ

Asking Price £285,000

ROOK
MATTHEWS
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**3****1****2****Beautiful Semi Detached Home****En Suite Shower Room****Three Bedrooms****Fully Enclosed Garden****Sought After Location****Private Driveway****Modern Décor****Freehold****For any more information regarding the property please contact us today**

Superbly presented, three bedroomed family home on the sought after Tailor Way, Morpeth. The property offers a fantastic corner plot, tucked away on a quiet residential development. Southfields development is a highly requested area due to its proximity to not only the local train station, ideal for those who need to commute, but to Morpeth town centre, which has many delights to offer with an array of local bars, restaurants, shopping and nightlife on your doorstep. The property is in immaculate condition throughout and will attract a vast amount of interest.

The property briefly comprises:- Entrance Hall, leading straight through to a spacious light and airy lounge, which has been fitted with grey carpets and complimented with modern décor. This room offers floods of natural light, due to the double aspect views over the front. This leads seamlessly into a spacious open plan kitchen/diner with fantastic views from the double patio doors over the enclosed rear garden. The modern high-end kitchen has a range of dark wall and base units offering an abundance of storage. Integrated appliances include fridge/freezer, electric oven & hob, washing machine / dryer and dishwasher. You further benefit from a downstairs W.C.

To the upper floor of the accommodation, you have three generous sized bedrooms, two of which are doubles and one single, which could also be used as an office to suit. The master bedroom boasting large fitted wardrobes and its own en-suite shower room. The main bathroom has been fitted with W.C., hand basin and bath.

Externally, you have a private driveway to accommodate at least two cars plus a wonderful enclosed garden to the rear. Currently fully enclosed, which has been laid to lawn with patio area, the current owner has spared no expense making this a great space to enjoy outdoor living.

Overall, we anticipate interest to be high and must be viewed to appreciate the space on offer.

Lounge: 15'6 x 10'7 (4.72m x 3.22m)
Kitchen/Diner: 15'5 x 8'9 (4.70m x 2.67m)
W.C: 6'3 x 3'0 (1.91m x 0.91m)
Bedroom One: 10'10 x 10'6 (3.30m x 3.20m)
En-Suite: 7'6 x 4'7 (2.29m x 1.43m)
Bedroom Two: 11'10 x 8'8 (3.61m x 2.64m)
Bedroom Three: 8'10 x 6'4 (2.69m x 1.93m)
Bathroom: 6'11 x 5'6 (2.11m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private 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

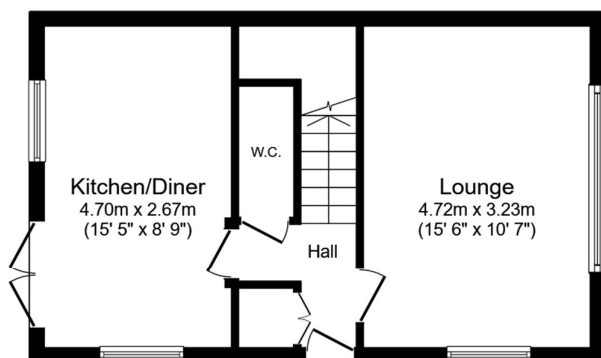
EPC Rating: B
Council Tax Band: C

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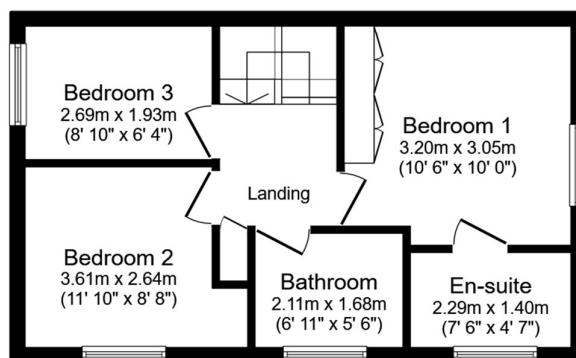
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Ground Floor

Floor area 36.4 sq.m. (392 sq.ft.)



First Floor

Floor area 36.5 sq.m. (393 sq.ft.)

Total floor area: 72.9 sq.m. (785 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		96 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.



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