



Wellway Court | Morpeth | NE61 1BW

Offers In The Region Of £140,000

ROOK
MATTHEWS
SAYER



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1

Spacious Terraced Home

Two Bedrooms

Town Centre Location

Bright and Airy Rooms

No Onward Chain

Rare Opportunity

Allocated Parking

Leasehold

For any more information regarding the property please contact us today

A rare opportunity to purchase this two bedroomed terraced home, located in the heart of the historic Morpeth town Centre. The property sits on Wellway Court, which is within seconds walking distance to Morpeth bus station and River Wansbeck, plus the local bars, restaurants and shopping delights that Morpeth has to offer. Internally the property benefits from spacious rooms with plenty of scope to put your own stamp on your new home!

The property briefly comprises:- Entrance hallway, a generous sized kitchen with plenty of room for your dining room table and chairs. The kitchen has been fitted with a range of wood wall and base units offering excellent storage. The large lounge is located to the rear of the property and has been finished with real wood flooring and neutral colours.

To the upper floor of the accommodation, you have two good sized double bedrooms with the master bedroom benefitting from fitted mirrored wardrobes. The family bathroom has been fitted with W.C, hand basin, bath and shower over bath.

Externally, to the front of the property you have one allocated parking bay which can be a real rarity for Centre living.

With no onward chain, this is a must view!

MEASUREMENTS

Kitchen: 9'92 x 12'94 Max Points (3.02m x 3.94m Max Points)

Lounge: 9'66 x 16'54 (2.94m x 5.04m)

Bedroom One: 16'51 x 9'78 (5.03m x 2.98m)

Bedroom Two: 13'02 x 8'38 Max Points (3.96m x 2.55m Max Points)

Bathroom: 7'69 x 5'41 (2.34m x 1.64m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric & Night Storage

Broadband: None

Mobile Signal / Coverage Blackspot: No

Parking: Allocated Parking

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 from 28/09/1998

There is a yearly maintenance charge payable. For more information, please contact our office.

EPC Rating: D

Council Tax Band: D

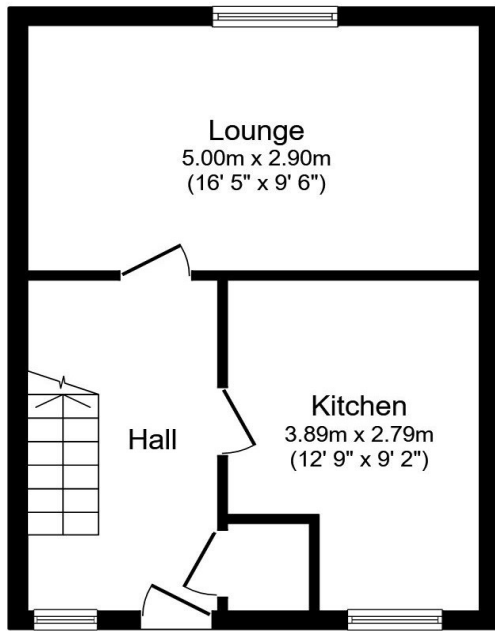
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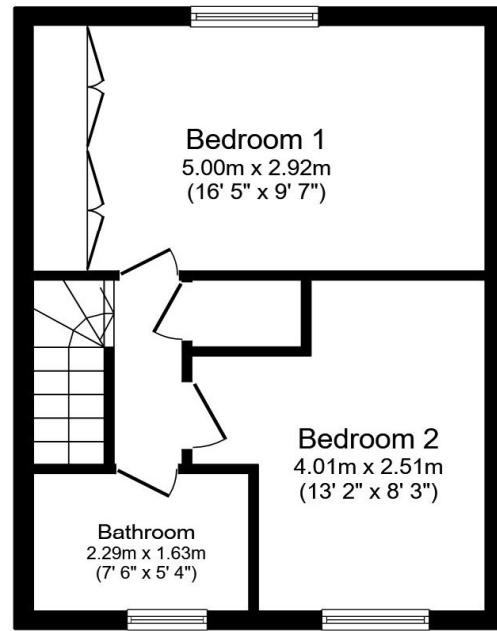
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Ground Floor
Floor area 34.4 sq.m. (371 sq.ft.)



First Floor
Floor area 34.4 sq.m. (371 sq.ft.)

Total floor area: 68.9 sq.m. (741 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		88 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.

