



Green Lane | Morpeth | NE61 2HB

**Asking Price £120,000**

ROOK  
MATTHEWS  
SAYER

**1****1****1****Semi Detached Bungalow****No Onward Chain****One Bedroom****Fully Enclosed Garden****Peaceful Cul-De-Sac Location****On Street Parking Available****Bright and Airy Rooms****Freehold**

For any more information regarding the property please contact us today

With no onward chain, we have a fantastic opportunity for someone looking to sink their teeth into a project. This one bedroomed bungalow located on Green Lane, Morpeth offers the ideal quiet cul-de-sac location, with a large enclosed rear garden. Nestled within a peaceful area of Morpeth, this is an extremely sought-after location, not only due to being within walking distance to Morpeth train station, but its proximity to Morpeth town Centre, where you will find an array of local bars, restaurants, weekly town markets and fabulous river walks.

The property briefly comprises:- Entrance porch, spacious lounge with views over the front garden. The lounge has been fitted with beige carpets. The kitchen is located to rear of the property and has been fitted with a range of wall and base units offering plenty of storage. This leads seamlessly into a generous conservatory that is flooded with natural light and has fabulous views over the rear garden.

You have one good sized double bedroom. The bathroom has been fitted with a W.C., basin and walk in shower.

Externally to the front of the property, you have a small grassed area and on street parking is available. To the rear of the property, there is a fully enclosed low maintenance garden.

With no onward chain, this is a must view!

#### MEASUREMENTS

Porch: 14'21 x 4'10 (4.33m x 1.24m)

Lounge: 14'44 x 7'81 Max Points (4.40m x 2.38m Max Points)

Kitchen: 11'24 x 5'11 Max Points (3.42m x 1.55m Max Points)

Conservatory: 12'37 x 7'27 (3.77m x 2.21m)

Bedroom One: 11'94 x 10'12 (3.63m x 3.08m)

Bathroom: 10'12 x 5'42 (3.08m x 1.65m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Central Gas

Broadband: TBC

Mobile Signal / Coverage Blackspot: No

Parking: On Street Parking

#### 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: C

Council Tax Band: A

M00008525.LB.JD.27/08/2025.V.2

**T: 01670 511 711**

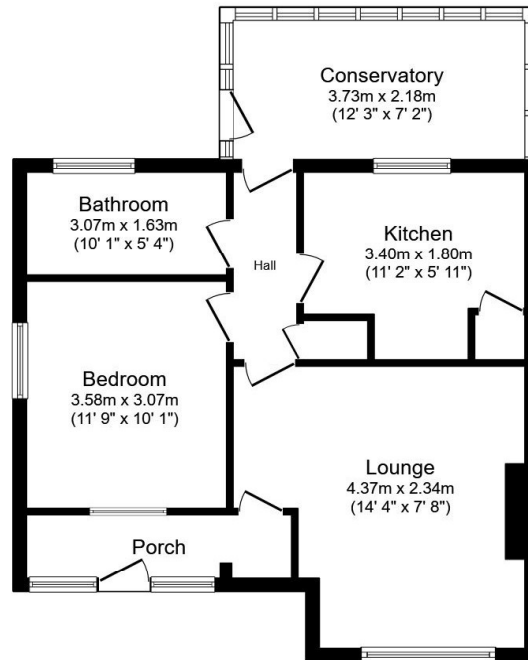
[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

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### Floor Plan

Floor area 63.0 sq.m. (679 sq.ft.)

Total floor area: 63.0 sq.m. (679 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](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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.



T: 01670 511 711

[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

