



Patton Way | Pegswood | NE61 6RZ

**Offers In Excess Of £125,000**

ROOK  
MATTHEWS  
SAYER



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**Spacious Semi Detached Home**

**No Onward Chain**

**Two Bedrooms**

**Front and Rear Gardens**

**Village Location**

**On Street Parking Available**

**Bright and Airy Rooms**

**Freehold**

For any more information regarding the property please contact us today

Spacious two-bedroomed semi-detached family home which has recently been fitted with new carpets throughout. The property is located on Patton Way, Pegswood which is a great area, benefitting from a good choice of amenities on your doorstep such as a doctor's surgery, pharmacy and local Co-op, whilst you are only a two-mile drive away from the busy and historic market town of Morpeth, where you can enjoy river walks with bustling bars and restaurants. The property itself is ready to move into!

The property briefly comprises:- Entrance hallway leading into a modern grey high gloss kitchen with integrated appliances to include fridge, separate freezer, electric oven and hob. There is a separate utility area to the rear of the property which further benefits from access into the rear garden. The lounge is a great space for families with floods of natural light and views over the enclosed rear garden.

To the upper floor, you have two good sized bedrooms, both of which offer great storage. There is a lovely view out of the back bedroom window looking over a peaceful grassed area. The family bathroom has been fully tiled and fitted with W.C., hand basin, bath and shower over bath.

Externally you have a lovely garden to the front and an enclosed low maintenance garden to the rear, which has been fully paved. On street parking is available.

With no onward chain, we anticipate interest to be high. Call now to arrange your viewing.

#### MEASUREMENTS

Lounge: 14'8 x 11'10 (4.47m x 3.61m)

Kitchen: 13'4 x 7'0 (4.06m x 2.13m)

Utility: 6'5 x 4'9 (1.96m x 1.49m)

Bedroom One: 16'5 x 8'11 (5.00m x 2.72m)

Bedroom Two: 11'3 x 10'2 (3.43m x 3.10m)

Bathroom: 7'8 x 5'5 (2.33m x 1.65m)

#### PRIMARY SERVICES SUPPLY

Electricity: Yes

Water: Yes

Sewerage: Yes

Heating: Mains Gas

Broadband: No

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: B

Council Tax Band: A

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**T: 01670 511 711**

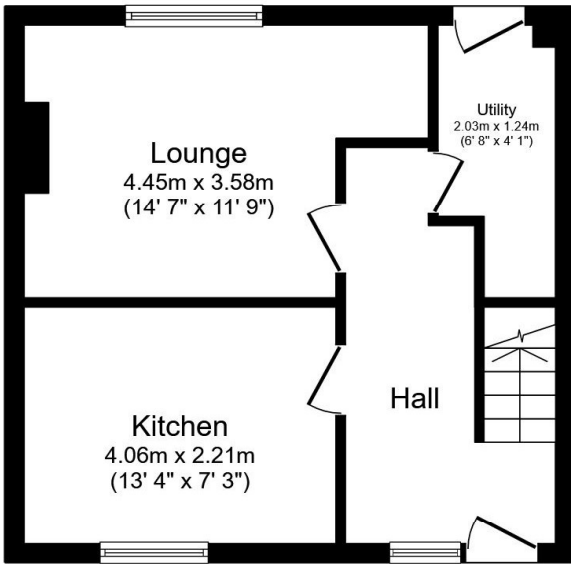
[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

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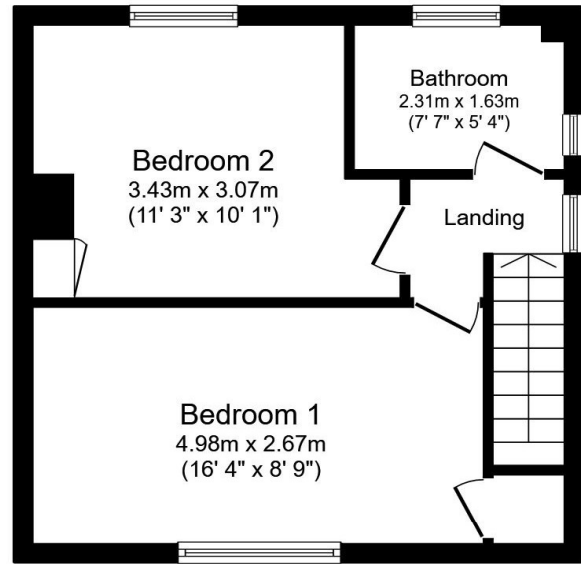








**Ground Floor**  
Floor area 34.1 sq.m. (367 sq.ft.)



**First Floor**  
Floor area 34.1 sq.m. (367 sq.ft.)

Total floor area: 68.2 sq.m. (734 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	81 B	85 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.

