



Potters Way | Morpeth | NE61 2ZE

Asking Price £115,000

The property is being sold under the shared ownership scheme, offering its new owners the chance to purchase a 50% share. More options are available dependent on the buyer. If you feel you meet the criteria, please contact Rook Matthews Sayer and we will happily provide you with further information.

ROOK
MATTHEWS
SAYER



3



1



2

Beautifully Presented Home

No Onward Chain

Three Bedrooms

Fully Enclosed Garden

Desirable Area

Private Driveway

Shared Ownership Home

Leasehold

For any more information regarding the property please contact us today

With no onward chain, we are delighted to welcome to the market this beautifully presented three bedroomed terraced home on Potters Way, which sits on the ever-popular Barratts development in Stobhill. This is a fabulous area for house hunters, due to its proximity to the bustling town of Morpeth and being within walking distance to the local train station, making it ideal for commuters. The property itself has been finished to a high standard throughout with evident quality fixtures and fittings making it ready to move straight into.

The property is being sold under the shared ownership scheme, offering its new owners the chance to purchase a 50% share. More options are available dependent on the buyer. If you feel you meet the criteria, please contact Rook Matthews Sayer and we will happily provide you with further information.

The property briefly comprises:- Entrance porch, downstairs W.C., impressive bright and airy lounge which has been finished with modern décor throughout. The kitchen /diner is a great space for families with plenty of room for your dining room table and chairs, whilst offering superb views of the rear garden which can be accessed via double patio doors. The high spec kitchen has been fitted with a range of high wall and base units, offering an abundance of storage. Integrated appliances include fridge/freezer, dishwasher, washing machine, electric oven and four-ring gas hob.

To the upper floor of the accommodation, you have three good sized bedrooms, two double bedrooms and one single, which is currently used as an office. All rooms have been carpeted throughout and beautifully finished with modern décor, whilst the master bedroom further benefits from its own en-suite shower room. The family bathroom has been tiled and complimented with fixtures to include W.C., hand basin, bath and shower over bath.

Externally, to the front of the property you have a private driveway which can accommodate two cars. To the rear of the property, there is a fully enclosed level grassed garden which has been laid to lawn. The rear garden backs onto the fields making it ideal for those who enjoy outdoor living.

This could be a fantastic property for a first-time buyer or someone looking for a property within a highly requested area.

MEASUREMENTS

Porch: 3'75 x 4'44 (1.14m x 1.35m)
Lounge: 16'23 x 11'66 Max Points (4.94m x 3.55m Max Points)
Kitchen/Diner: 10'43 x 14'95 (3.17m x 4.55m)
Bedroom One: 13'73 x 8'39 Max Points (4.18m x 2.55m Max Points)
Ensuite: 8'32 x 4'47 Max Points (2.53m x 1.36m Max Points)
Bedroom Two: 8'39 x 10'44 (2.55m x 3.18m)
Bedroom Three: 6'24 x 8'72 (1.90m x 2.65m)
Bathroom: 6'24 x 5'50 (1.90m x 1.67m)

PRIMARY SERVICES SUPPLY

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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: The estate is still under completion.

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 less 6 days from and including 29 April 2022

EPC Rating: B
Council Tax Band: C

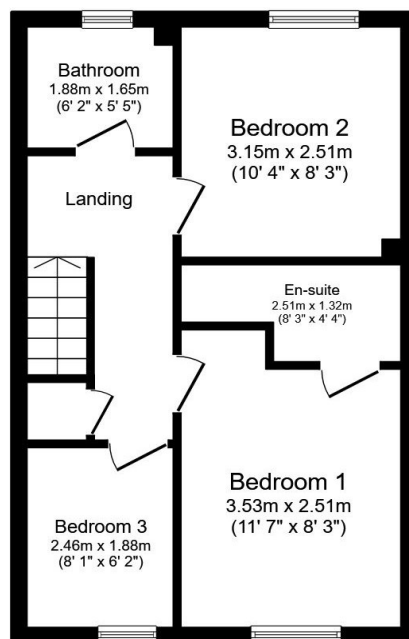
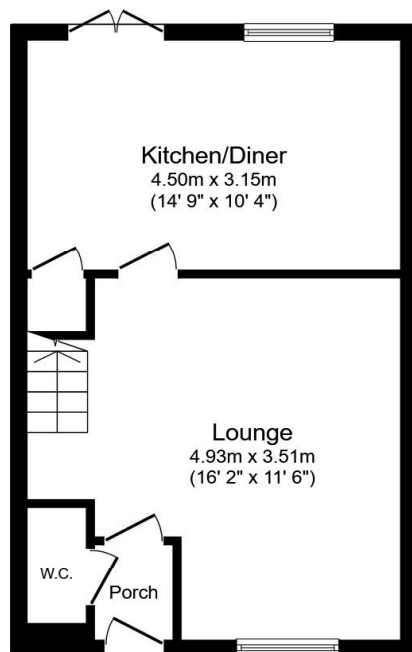
M00008620.LB.JD.15/09/2025.V.1

T: 01670 511 711

morpeth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**





Total floor area: 80.8 sq.m. (870 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.

