



Pottery Court Bank | Morpeth | NE61 1DS

**Offer In Excess Of £190,000**

ROOK  
MATTHEWS  
SAYER



X



X



X

### First Floor Apartment

#### Two Bedroomed

#### Modern Décor Throughout

#### Enclosed Garden

### Sought After Location

#### Walking Distance of Town Centre

#### Private Driveway and Garage

#### Leasehold

For any more information regarding the property please contact us today

Very rarely found on the market, sits this very well presented, two bedroomed ground floor apartment located in the heart of Morpeth Centre, with its very own garden. The property boasts a superb location, Pottery Court Bank is a short walk from Morpeth town Centre where you will find an array of traditional shops, local bars, restaurants and delightful river walks all on your doorstep. Internally the property offers spacious rooms and modern décor throughout.

The property briefly comprises:- Entrance hallway, a spacious and inviting reception room with patio doors offering fantastic views of the rear garden. The lounge has been finished with wood flooring and neutral walls. The kitchen has been fitted with a range of high gloss wall and base units, offering an abundance of storage. The kitchen is a great space with ample room for your dining room table and chairs. Integrated appliances include dishwasher, fridge, electric oven and gas hob.

To the opposite end of the living space, you are presented with two generous sized double bedrooms, both of which have been finished to a high standard and finished with modern décor. The master bedroom, further benefits from a built-in wardrobe, providing excellent storage. The bathroom has been finished with basin, W.C, bath and shower over bath.

Externally you have a private driveway to accommodate one car and single garage. There is a generous sized South West facing garden which is easy to maintain and pops with color and vibrancy.

Overall, this property is quirky, finished to a high standard and will attract a huge amount of interest!

Lounge: 14'03 x 13'96 (4'34m x 4'19m)  
Kitchen: 10'77 x 9'85 (3'22m x 2'95m)  
Bedroom One: 12'02 x 10'00 Max Points (3'71m x 3'05m Max Points)  
Bedroom Two: 9'81 x 11'72 (2'95m x 3'53m)  
Bathroom: 7'09 x 6'77 Max Points (2'36m x 2'00m Max Points)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: Fibre to Cabinet  
Mobile Signal / Coverage Blackspot: No  
Parking: Driveway and Garage

#### 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: is 999 years from 29 May 2014

EPC Rating: C  
Council Tax Band: B

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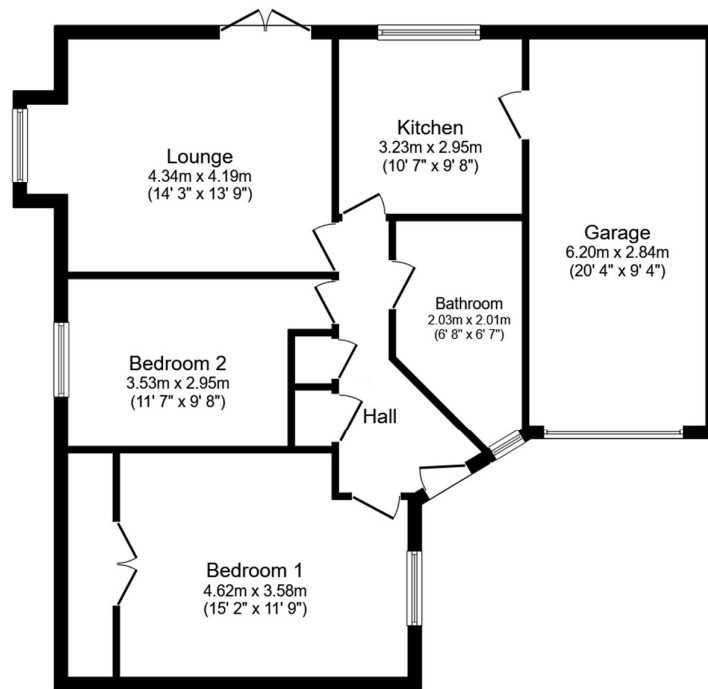
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**Floor Plan**  
Floor area 87.3 sq.m. (940 sq.ft.)

Total floor area: 87.3 sq.m. (940 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	72 C	75 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.