



Woodman Close | Morpeth | NE61 2RB

**Asking Price £140,000**

ROOK  
MATTHEWS  
SAYER



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**Dormer Bungalow**

**No Onward Chain**

**Two Bedrooms**

**Fully Enclosed Garden**

**Desirable Area**

**Shared Driveway Plus Garage**

**Quiet Cul-de-Sac**

**Freehold**

For any more information regarding the property please contact us today

Are you looking to put your own stamp on your new forever home? We have a fantastic opportunity to purchase this two bedroomed dormer bungalow located on Woodman Close. Sitting at the end of a quiet cul-de-sac, this property will be a real hit with families. This area is hugely attractive to house hunters, not only due to being walking distance to the local first school, but Morpeth town centre is a short trip away, where you have an array of local bars, restaurants and river walks all on your doorstep.

The property briefly comprises:- Entrance hallway, spacious lounge with floods of natural light due to the large window overlooking the front garden. The lounge has been fitted with carpet and decorated with neutral colours. The kitchen has been fitted with a range of light wood wall and base units, offering an abundance of storage. You further benefit from a separate dining room, which is a great space with ample room for your dining table and chairs.

To the other end of the living accommodation, you have one downstairs double bedroom which benefits from a large fitted wardrobe offering excellent storage. The family bathroom has been fully tiled and finished with W.C., hand basin, bath and shower.

To the upper floor of the accommodation, you have a substantial double bedroom that spans the whole length of the property offering a vast amount of space and huge potential.

Externally to the front, you have a large low maintenance garden and shared driveway that can accommodate at least one car and leads to a single garage. Whilst to the rear of the property, you have a fully enclosed garden that comes with a shed.

With no onward chain, this is a must view to appreciate the space on offer.

#### MEASUREMENTS

Lounge: 13'70 x 10'99 Max Points (4.14m x 3.28m Max Points)

Kitchen: 10'94 x 10'99 (3.28m x 3.28m)

Dining Room: 11'01 x 8'91 (3.38m x 2.67m)

Bedroom One: 20'72 x 13'19 (6.27m x 3.99m)

Bedroom Two: 11'76 x 11'13 (3.53m x 3.38m)

Bathroom: 7'56 x 6'39 Max Points (2.26m x 1.91m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: None

Mobile Signal / Coverage Blackspot: No

Parking: Garage and Shared Driveway

#### 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

The sale of this property is subject to grant of probate. Grant of Probate has now been issued. Please seek an update from the branch with regards to the potential timeframes involved.

EPC Rating: TBC

Council Tax Band: C

M00008391.LB.JD.29/09/2025.V.2

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### Ground Floor

Floor area 55.6 sq.m. (598 sq.ft.)



### First Floor

Floor area 27.9 sq.m. (300 sq.ft.)

Total floor area: 83.5 sq.m. (898 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)

**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.



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