



Abbey Meadows | Morpeth | NE61 2AZ

Asking Price £295,000

ROOK
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**3****1****1****Stunning Semi Detached Home****Bright and Airy****Three Bedrooms****Stunning Mature Rear Garden****Highly Desirable Area****Driveway plus Garage****Modern Décor****Freehold****For any more information regarding the property please contact us today**

Simply Stunning! Beautifully presented three bedroomed family home on Abbey Meadows, which is a highly requested and sought after location. Boasting a substantial plot, the property has undertaken a full renovation throughout, offering that overall Wow factor, with high quality fixtures and fittings which are evident throughout. Kirkhill is a popular choice with house hunters, due to its proximity not only to Abbeyfield's first school, but is also within walking distance to the historic town of Morpeth centre, where you will find an array of local bars, restaurants, shopping delights and River walks to choose from.

The property briefly comprises:- Entrance hallway, spacious bright and airy lounge with log burner, which is the focal point of the room. Finished with crisp white walls and complimented with wooden flooring throughout, this room offers floods of natural light from the large window overlooking the front. This leads seamlessly into an outstanding kitchen/diner which spans the entirety of the property, with picture perfect views of the garden and double patio doors. The high spec kitchen has been fitted with a range of modern wall and base units, complimented with white quartz bench tops. Integrated appliances include fridge/freezer, oven, microwave and Induction hob. To the back of the kitchen, you further benefit from a separate utility room, offering excellent additional storage. All internal doors have been replaced recently with beautiful solid oak doors, which finish the property to a high standard.

To the upper floor which is accessed by a new oak staircase, you have three generous sized bedrooms, all of which have been carpeted throughout and finished with modern décor, whilst the master bedroom further benefits from large built-in wardrobes. The family bathroom has been beautifully finished with a white and grey marble effect tile, and comes fitted with W.C., hand basin and large walk-in shower.

Externally to the front of the property, you have a low maintenance grassed garden with private driveway and garage with new electric door for ease. Additional on street parking is also available. You also further benefit from new external lighting which was fitted last year. To the rear you have a stunning mature garden and patio area, which is full of vibrancy and life. The garden is a sheer credit to its current owners and an ideal space for those who enjoy peaceful outdoor living at its best!

We anticipate a high level of interest, call now to arrange your viewing.

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Lounge: 16'40 x 12'29 (4.98m x 3.71m)
Kitchen/Diner: 23'59 x 8'96 (7.14m x 2.67m)
Utility: 8'63 x 7'67 (2.59m x 2.29m)
Bedroom One: 13'61 x 12'17 (4.11m x 3.68m)
Bedroom Two: 13'61 x 9'10 (4.11m x 3.00m)
Bedroom Three: 9'72 x 8'75 (2.92m x 2.62m)
Bathroom: 9'72 x 5'28 (2.92m x 1.57m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: None
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway plus Garage

TENURE

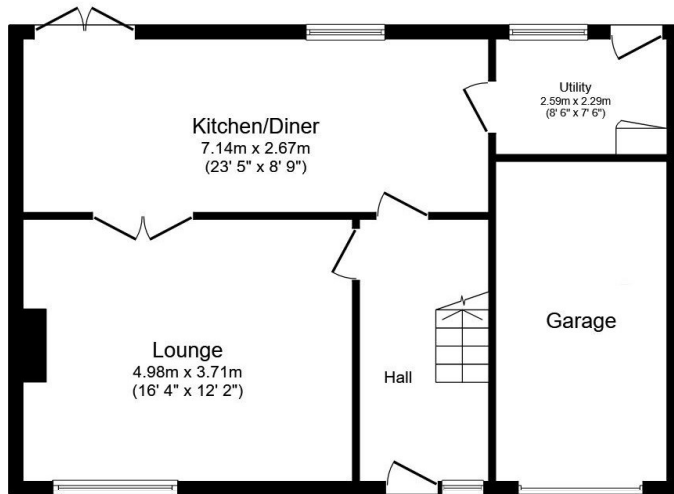
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: C
Council Tax Band: C

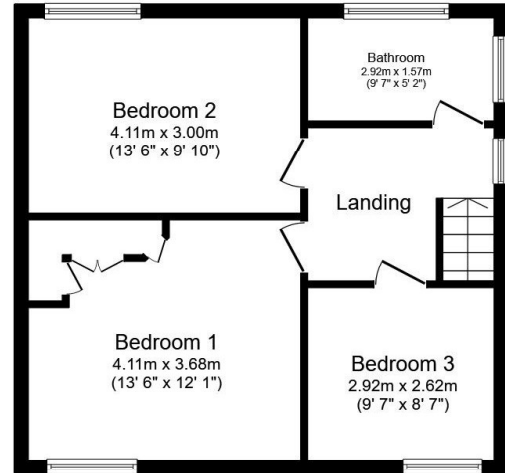
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Ground Floor
Floor area 65.9 sq.m. (710 sq.ft.)



First Floor
Floor area 47.7 sq.m. (513 sq.ft.)

Total floor area: 113.6 sq.m. (1,223 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		
81-91	B		
69-80	C	70 C	78 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.

