



Alexandra Road | Morpeth | NE61 1UJ

**Offers In The Region Of £135,000**

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**Fantastic Terraced Property**

**No Onward Chain**

**Two Bedrooms**

**Enclosed Rear Yard**

**Highly Desirable Location**

**On Street Parking**

**Spacious and Bright Rooms**

**Freehold**

For any more information regarding the property please contact us today

Fantastic two bedroomed terraced property located in the heart of Morpeth. The property boasts a superb location, Alexandra Road 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 with scope to put your own stamp on your new forever home!

The property briefly comprises:- Entrance hallway, spacious lounge which has been finished with light beige carpets and neutral colours. This leads seamlessly through to the separate dining area. The dining room is a great space with ample room for your dining room table and chairs. The kitchen is located to the rear of the property and has been fitted with a range of wall and base units. The kitchen further benefits from direct access into the rear yard.

To the upper floor of the accommodation, you have two good sized bedrooms, one double and one single, both of which are carpeted. The master bedroom further benefits from built in wardrobes offering excellent storage. The family bathroom has been fully tiled and fitted with a shower, basin and WC.

Externally to the front of the property, there is on street parking available whilst to the rear, there is a fully enclosed rear yard.

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

#### MEASUREMENTS

Lounge: 14'26 x 13'84 (4.32m x 4.17m)

Dining: 17'76 x 7'12 (5.36m x 2.16m)

Kitchen: 14'15 x 6'12 (4.29m x 1.85m)

Bedroom One: 18'83 x 10'00 Max Points (5.56m x 3.05m Max Points)

Bedroom Two: 6'84 x 10'73 (2.03m x 3.23m)

Bathroom: 6'84 x 7'03 (2.03m x 2.21m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: None

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: D

Council Tax Band: B

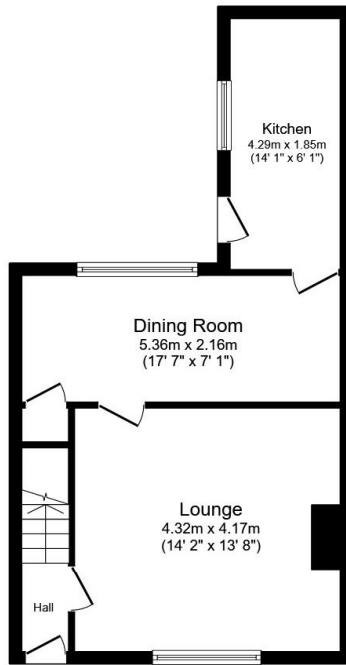
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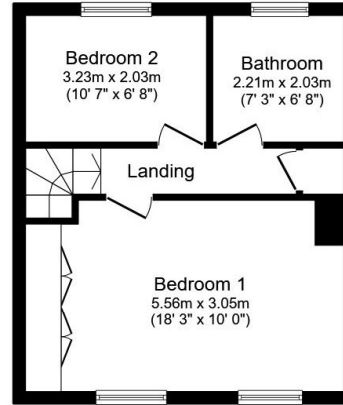
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### Ground Floor

Floor area 42.6 sq.m. (458 sq.ft.)



### First Floor

Floor area 34.4 sq.m. (371 sq.ft.)

Total floor area: 77.0 sq.m. (829 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      |
| 55-68 | D             | 62 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.



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