



Olympia Gardens | Morpeth | NE61 1JQ

Asking Price £365,000

ROOK
MATTHEWS
SAYER



4



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Beautiful Terraced Home

Bright and Spacious Rooms

Four Bedrooms

Private Enclosed Rear Yard

Amazing Location

On Street Parking

Tastefully Decorated

Freehold

For any more information regarding the property please contact us today

What a super location, so close to the town centre but with that lovely "tucked away" feel. We are pleased to offer to the market this well laid out Edwardian four-bedroom home which benefits from a lovely sun room and a converted loft, which is accessed by stairs from the first floor. The property boasts a superb location, Olympia Gardens 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 oozes character.

The property briefly comprises:- Large entrance hallway, impressive lounge with large bay windows offering views over the front garden and allowing floods of natural light in. The generous lounge has been finished with light beige carpets and neutral walls. Located to the rear of the property, there is a separate dining room which is a great space for families with ample room for your dining room table and chairs. This leads seamlessly in to the relaxing sun room/breakfast room, which has access to the rear yard. The modern kitchen has been fitted with a range of wall and base units offering excellent storage. The kitchen further benefits from a breakfast bar. Appliances include electric oven, gas hob, dishwasher, washing machine and fridge freezer.

To the first floor, there are two double bedrooms and a good-sized single room. The second bedroom and third bedroom benefit from built in wardrobes offering excellent storage. The family bathroom has been fitted with a free-standing bath, separate corner shower, basin and W.C. You further benefit from a handy airing cupboard.

To the top floor of the accommodation, you are presented with the spectacular master bedroom which spans the whole width of the property and comes with its own ensuite shower room.

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Externally to the front of the property, there is a small front garden that feels very private whilst to the rear, there is a fully enclosed yard with rear lane access and single garage that is currently used for storage. Both the front garden and yard benefit from being fully paved for low maintenance. On Street parking available.

Guaranteed to impress, this is a must view!

MEASUREMENTS

Lounge: 15'57 x 13'81 (4.70m x 4.17m)
Dining Room: 12'29 x 13'92 (3.71m x 4.19m)
Kitchen: 11'30 x 10'33 (3.43m x 3.12m)
Sun Room: 8'79 x 7'09 (2.62m x 2.36m)
Bedroom One: 10'78 x 19'26 (3.23m x 5.84m)
Ensuite: 4'17 x 8'25 (1.24m x 2.49m)
Bedroom Two: 11'19 x 13'88 (3.38m x 4.17m)
Bedroom Three: 11'19 x 14'01 (3.38m x 4.29m)
Bedroom Four: 6'90 x 10'17 (2.10m x 3.09m)
Bathroom: 10'95 x 9'21 Max Points (3.33m x 2.80m Max Points)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
Mobile Signal / Coverage Blackspot: No
Parking: On Street Available

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

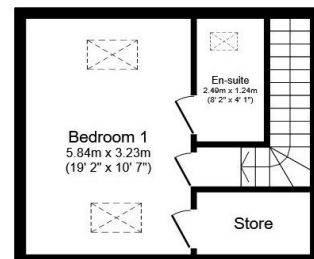
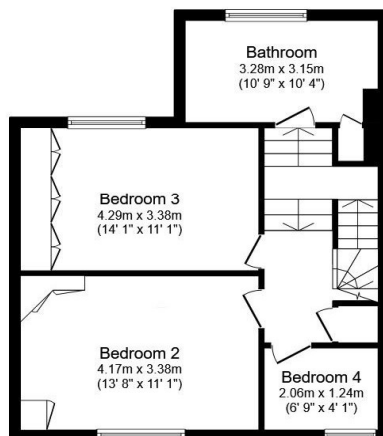
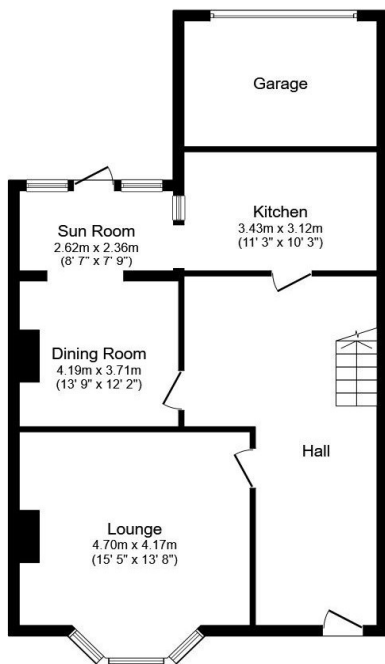
EPC Rating: D
Council Tax Band: D

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Total floor area: 151.8 sq.m. (1,634 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		74 C
55-68	D	60 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.

