



Elden Grove | Morpeth | NE61 6BT

Asking Price £235,000

ROOK
MATTHEWS
SAYER

**3****1****2****Immaculately Presented Home****No Onward Chain****Three Bedroom****En Suite Shower Room****Quiet Development****Driveway plus Garage****Modern Décor****Freehold****For any more information regarding the property please contact us today**

NO ONWARD CHAIN! Immaculately presented three bedroomed semi-detached home on Elden Grove, St Mary Park. The property is located in a quiet development with a gastro pub on your door-step, whilst the picturesque village of Stannington offers a first school and further amenities. Morpeth town centre is only a short drive where you will find an array of bars and restaurants to suit your needs.

The property briefly comprises:- Entrance porch, leading to a downstairs W.C. and spacious lounge. The lounge has been finished with grey carpets, modern décor and electric fire which is the focal point of the room. This leads seamlessly into the open plan kitchen diner located to the rear of the property. This is a great space for families. The kitchen has been fitted with a range of wall and base units offering excellent storage views over the rear garden, which can be accessed via the double patio doors. Appliances include integrated fridge/freezer, electric oven, gas hob, dishwasher and washing machine.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single, all of which have been fitted with carpet. The master bedroom benefits from its own ensuite shower room. The family bathroom has been finished with W.C., hand basin and bath.

Externally to the front you have a private driveway which can accommodate two cars, plus a garage. To the rear you have a fully enclosed garden which has been laid to lawn with patio area. The garden is ideal for those who enjoy outdoor entertaining.

Early viewings are highly recommended to appreciate this beautiful home.

MEASUREMENTS

Lounge: 15'84 x 11'08 Max Points (4.82m x 3.37m Max Points)

Kitchen/Diner: 15'45 x 11'22 Max Points (4.70m x 3.41m Max Points)

W.C: 4'07 x 4'85 (1.24m x 1.47m)

Bedroom One: 11'29 x 11'32 Max Points (3.44m x 3.45m Max Points)

Ensuite: 3'91 x 8'13 (1.19m x 2.47m)

Bedroom Two: 8'54 x 10'05 (2.60m x 3.06m)

Bedroom Three: 6'69 x 6'74 (2.03m x 2.05m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre to Premises

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

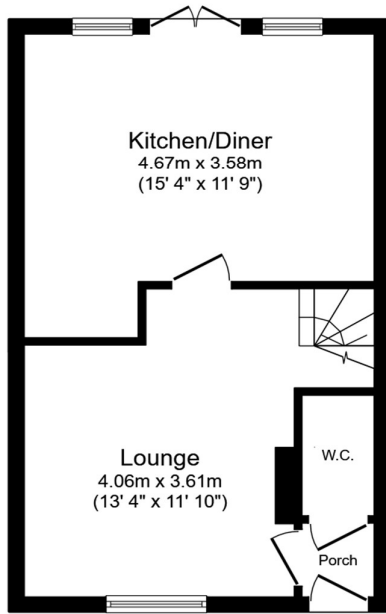
M00008680.LB.JD.05/11/2025.V.1

T: 01670 511 711

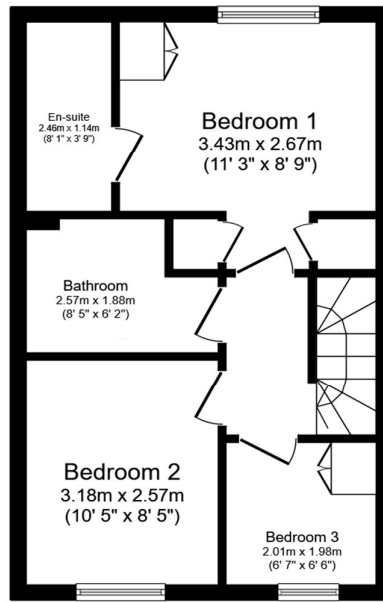
morpeth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**

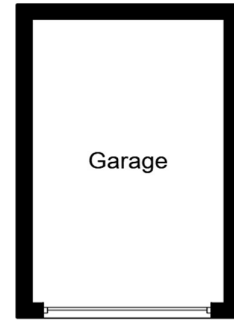




Ground Floor
Floor area 37.0 sq.m. (398 sq.ft.)



First Floor
Floor area 37.0 sq.m. (398 sq.ft.)



Garage

Total floor area: 84.3 sq.m. (907 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		94 A
81-91	B		
69-80	C	80 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.

