



Priors Walk | Morpeth | NE61 2RF

**Asking Price £240,000**



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**Spacious Semi Detached Bungalow**

**No Onward Chain**

**Two Bedrooms**

**Secluded Rear Garden**

**Desirable Area**

**Private Driveway plus Garage**

**Spacious and Bright Rooms**

**Freehold**

For any more information regarding the property please contact us today



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**RMS** | Rook  
Matthews  
Sayer

No onward chain! This spacious two bedrooomed semi-detached bungalow is located on Priors Walk, Morpeth. Sitting within a quiet cul-de-sac, this property offers its new owners peaceful living at its finest. 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. Internally the property has been well maintained, whilst to the rear, there is a mature garden that pops with colour.

The property briefly comprises:- Entrance porch, a bright and airy lounge with floods of natural light and views over the front garden. The lounge has been fitted with carpet and finished with neutral colours. The kitchen is located to the rear of the property and has been fitted with a range of wood wall and base units, offering excellent storage. Appliances include an electric oven and gas hob. The dishwasher and washing machine will be getting left with the property. This leads seamlessly into the conservatory, which offers views over the fabulous rear garden, which can be accessed via the single patio door.

There are two good sized bedrooms, one single and one double, both of which have been carpeted throughout. The master bedroom benefits from two fitted wardrobes, whilst the second bedroom has access straight into the rear garden via the double patio doors. The family bathroom has been finished to a high standard, fully tiled and fitted with W.C., hand basin and shower.

Externally you have a private driveway and single garage. There is a small area to the front, whilst to the rear there is a fully enclosed garden which is extremely secluded. The vibrant garden is a great space for relaxation.

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

## MEASUREMENTS

Porch: 5'11 x 3'07 (1.80m x 0.93m)  
Lounge: 14'2 x 10'11 (4.32m x 3.33m)  
Kitchen: 10'11 x 10'10 (3.33m x 3.30m)  
Conservatory: 8'08 x 11'08 Max Points (2.46m x 3.37m Max Points)  
Bedroom One: 11'00 x 11'08 (3.35m x 3.37m)  
Bedroom Two: 10'11 x 8'10 (3.33m x 2.69m)  
Bathroom: 6'06 x 7'06 Max Points (1.84m x 2.15m Max Points)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas and Wood Burner  
Broadband: None  
Mobile Signal / Coverage Blackspot: No  
Parking: Driveway and 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

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: B

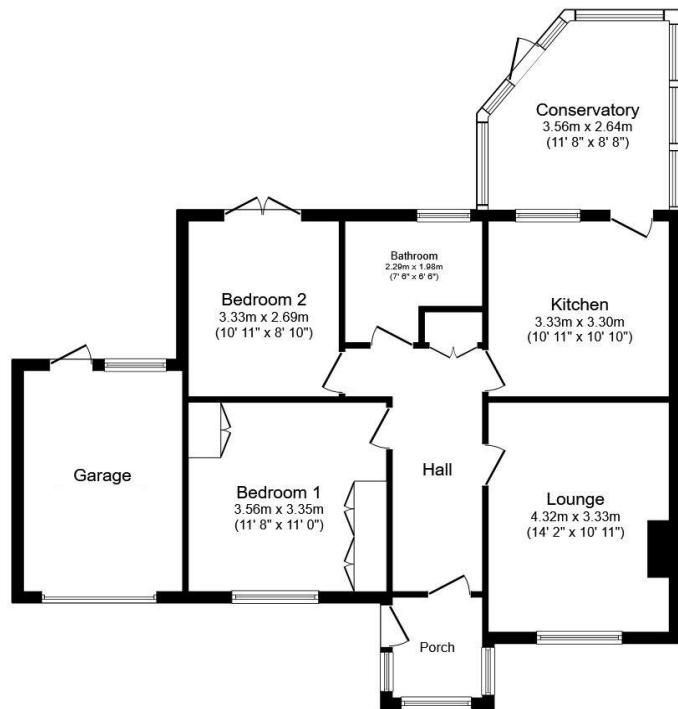
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**Floor Plan**

Floor area 91.1 sq.m. (980 sq.ft.)

**Total floor area: 91.1 sq.m. (980 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 interest 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 relation to this property.

**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.

