



Postern Crescent | Morpeth | NE61 2JN

Asking Price £197,000

RMS | Rook
Matthews
Sayer

 X 2  X 1  X 1

Semi Detached Family Home

Rear Conservatory

Two Bedroomed

Fully Enclosed Rear Garden

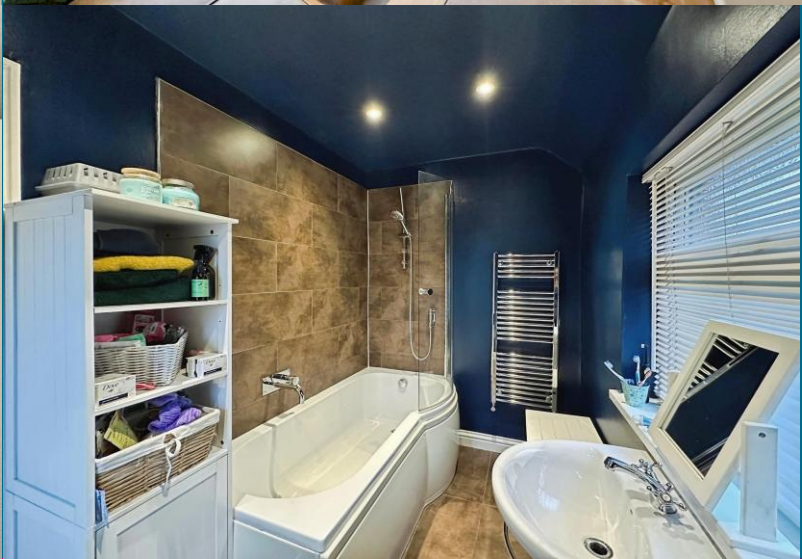
Generous Sized Lounge

Views of Greenery

Modern Decor

Freehold

For any more information regarding the property please contact us today



Beautifully presented and spacious two-bedroomed semi-detached family home located on the ever-desirable Kirkhill in Morpeth. Situated on Postern Crescent, this elevated home is nestled within a quiet residential area and is always in very high demand with house hunters, not only due to its location to Morpeth town Centre, but it is also within walking distance to the local first school and the local train station, making it ideal for families. The property itself has been fully renovated throughout and has a large garden to the rear with fantastic view of greenery. Morpeth town Centre is just a short walk away where you will find an array of local bars, restaurants and shopping delights to choose from, as well as fabulous river walks all on your doorstep.

The property briefly comprises:- Entrance which leads your straight into a fantastic open plan kitchen/diner with ample space for your dining table and chairs. The modern kitchen has been fitted with a range of cream wall and base units, offering endless amounts of storage and integrated appliances, including an electric oven/hob with extractor fan and dishwasher. This leads seamlessly through to a large and modern lounge/diner with floods of natural light due to the double aspect views and a picture-perfect view of the garden from a separate conservatory. This is a perfect space to sit back, relax and watch the world go by. The boiler was installed two years ago.

To the upper floor of the accommodation, you have two large double bedrooms, both of which have been carpeted throughout and finished with modern décor. The family bathroom has been partially tiled and finished with a royal blue colour palette, further complimented with W.C., hand basin, bath tub and shower over bath. The loft space has been boarded and insulated making it the ideal storage area.

Externally, you have a private driveway which can accommodate one car with additional on street parking available. To the rear, you have a fully enclosed low maintenance garden, which has been laid to lawn with patio area and additional storage via the archway which has that all important southerly aspect. This generous sized garden is ideal for those who enjoy outdoor entertaining.

Overall, we anticipate high levels of interest! Call us today to organise your viewing.

MEASUREMENTS

Lounge: 21'8 x 9'10 (6.60m x 2.99m)

Kitchen: 15'7 x 8'11 (4.75m x 2.72m)

Conservatory: 9'4 x 6'2 (2.84m x 1.88m)

Bedroom One: 18'4 x 9'7 Max Points (5.59m x 2.92m Max Points)

Bedroom Two: 11'11 x 11'7 (3.63m x 3.53m)

Bathroom: 9'4 x 5'5 (2.84m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL to front of property and fibre to premises to rear of property

Mobile Signal / Coverage Blackspot: No

Parking: Private Driveway

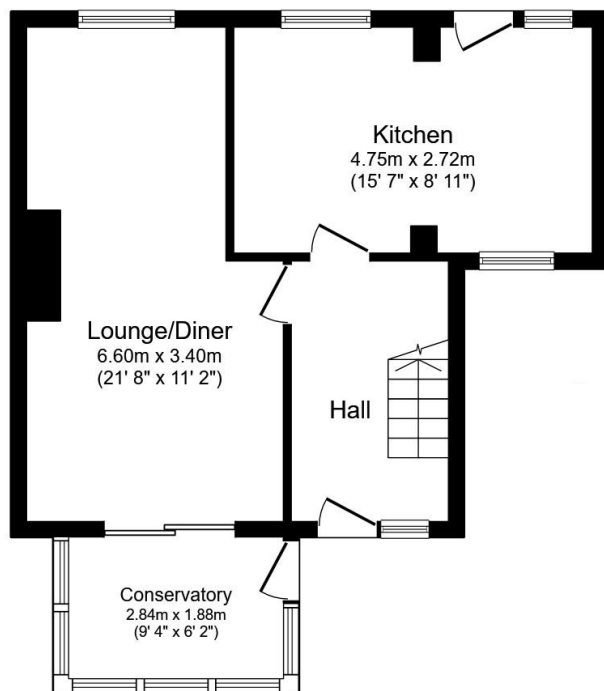
TENURE

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

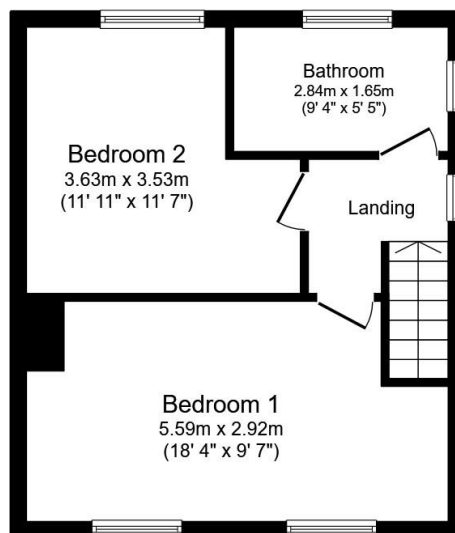
EPC Rating: TBC

Council Tax Band: A

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Ground Floor
Floor area 48.2 sq.m. (519 sq.ft.)



First Floor
Floor area 36.6 sq.m. (394 sq.ft.)

Total floor area: 84.9 sq.m. (913 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

[EPC to go here](#)

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.

