



Bowyer Way | Morpeth | NE61 2GD

Offers In Excess Of £235,000

RMS | Rook
Matthews
Sayer



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1



2

Modern Semi Detached Home

No Onward Chain

Three Bedrooms

Enclosed Rear Garden

Highly Desirable Area

Private Driveway

Tastefully Decorated

Freehold

For any more information regarding the property please contact us today



No onward chain!! Guaranteed to impress, sits this three-bed semi-detached family home, located on Bowyer Way, Morpeth. This Barratts development is a highly desirable development in Stobhill, not only due to its walking to distance to the train station, but it is ideal for commuters who require access onto the A1 North & Southbound. Morpeth town centre is just a short walk away, where you will find an array of local bars, restaurants, shopping delights and lovely river walks, all on your doorstep. The property itself is ready to move straight into with a quirky enclosed garden to the rear.

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive bright and airy lounge which has been fitted with hard wood flooring and finished with modern décor. The lounge leads seamlessly into the generous sized kitchen diner, which is a great space for families with ample room for your own dining table and chairs. The high spec kitchen has been fitted with a range of gloss wall and base units, offering an abundance of storage. Integrated appliances include four ring gas hob, electric oven, dishwasher, washing machine and a fridge freezer.

To the upper floor of the accommodation, you have three generous sized bedrooms, two large double bedrooms and one single, which is currently used as an office. All rooms have been carpeted throughout and beautifully finished with modern décor, whilst the master bedroom further benefits from its own en-suite shower room. The family bathroom has been partially tiled and complimented with fixtures to include W.C., hand basin, and bath tub with shower attachment.

Externally, you have a private driveway that can accommodate two cars, whilst to the rear of the property there a fully closed rear garden. The garden has been laid to lawn with a patio area as well as a separate decking area. The garden pops with colour and is the ideal place for relaxation.

With no onward chain, we anticipate interest to be high. Call now to organise your viewing.

MEASUREMENTS

Lounge: 11'8 x 16'2 Max Points (3.56m x 4.93m Max Points)
Kitchen/Diner: 10'5 x 14'5 (3.18m x 4.39m)
W.C: 5'2 x 8'00 (1.58m x 2.43m)
Bedroom One: 13'8 x 8'4 Max Points (4.17m x 2.54m Max Points)
Ensuite: 8'4 x 4'5 Max Points (2.54m x 1.35m Max Points)
Bedroom Two: 8'4 x 10'2 (2.54m x 3.10m)
Bedroom Three: 8'9 x 6'3 (2.67m x 1.91m)
Bathroom: 5'6 x 6'3 (1.68m x 1.91m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
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: B
Council Tax Band: C

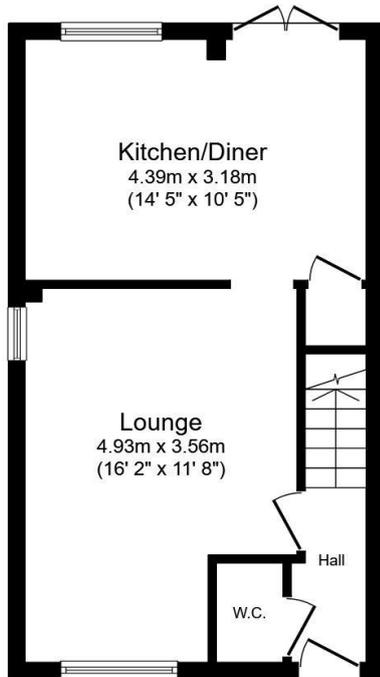
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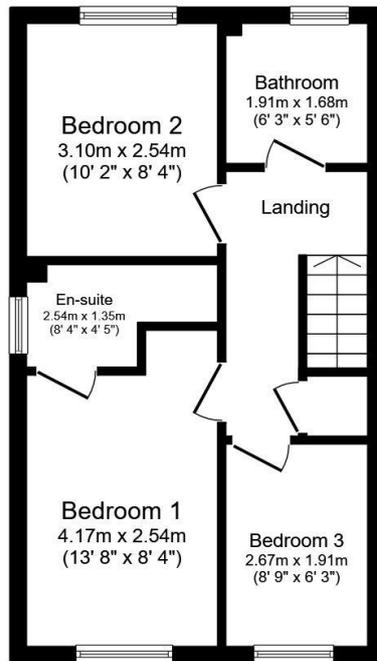
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Ground Floor

Floor area 36.1 sq.m. (388 sq.ft.)



First Floor

Floor area 36.0 sq.m. (388 sq.ft.)

Total floor area: 72.1 sq.m. (776 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

