



Orchard Close | Morpeth | NE61 1XE

Asking Price £325,000

RMS | Rook
Matthews
Sayer

 X2  X1  X1

Detached Bungalow

Generous Sized Conservatory

Two Bedroomed

Wrap Around Garden

Desirable Area

Garage and Driveway

Walking Distance To Town Centre

Freehold

For any more information regarding the property please contact us today



Superb corner plot!! This spacious two bedroomed detached bungalow, located on Orchard Close, sits on a highly requested and well established, small community of homes. Offering its new owners a quiet cul-de-sac position, with fantastic wrap around gardens, this property is sure to attract a large amount of interest. Allery Banks is an incredibly popular location with house hunters, not only due to being minutes walking distance to the local train station, making it ideal for commuters, but the historic town of Morpeth is also only a short walk away, where you are greeted with local bars, restaurants, shopping delights and river walks, all on your doorstep.

The property briefly comprises:- Entrance porch, bright and airy lounge with floods of natural light, which leads seamlessly into a large conservatory, offering a beautiful space to relax and soak up those picture-perfect views over the rear garden. The kitchen has been fitted with a range of wall and base units, offering ample storage throughout and space for a breakfast table with chairs. To the back of the kitchen, you further benefit from direct access into the garage, as well as a separate utility room, proving excellent storage

You have two generous sized bedrooms, both of which have been carpeted throughout and come with fitted wardrobes, offering excellent storage. The family shower room has been fully tiled floor to ceiling and complimented with W.C., hand basin and walk-in shower.

Externally you have a garage, which is due to be fitted with a brand-new electric door for the new owners, with a private driveway to accommodate one car, and additional on street parking available. The gardens surround the property, offering a view from every room. Currently laid to lawn with a separate patio area and great views overlooking the bank. This garden is ideal, to soak up the ray for anyone who enjoys the outdoors.

A must view to appreciate the space on offer.

Lounge: 17'11 x 11'11 (5.46m x 3.63m)
Conservatory: 14'2 x 10'8 (4.32m x 3.25m)
Kitchen/Diner: 13'7 x 10'0 Max Points (4.15m x 3.05m Max Points)
Utility: 9'9 x 8'4 (2.97m x 2.54m)
Bedroom One: 12'7 x 10'8m (3.84m x 3.25m)
Bedroom Two: 8'10 x 8'2 (2.69m x 2.48m)
Bathroom: 7'0 x 5'6 (2.13m x 1.68m)

PRIMARY SERVICES SUPPLY

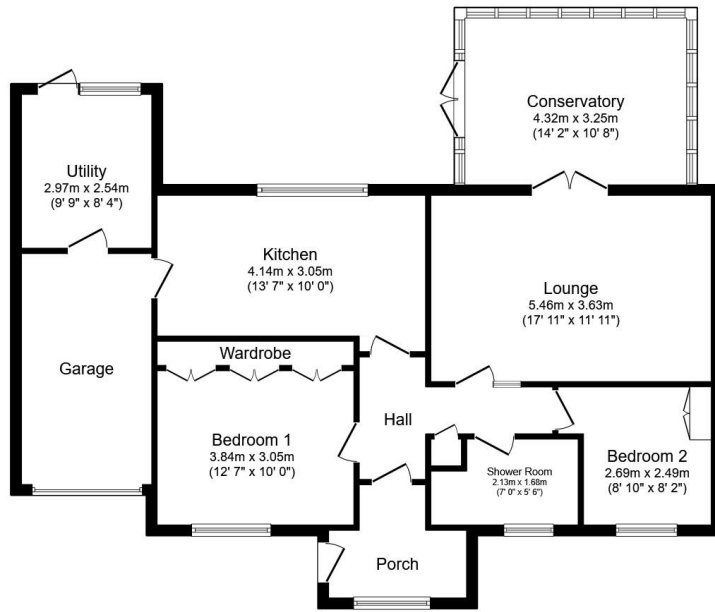
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to premises
Mobile Signal / Coverage Blackspot: No
Parking: Driveway & Garage

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: B
Council Tax Band: C

M00008799.AB.LB.13/02/26.V.1



Floor Plan

Floor area 107.9 sq.m. (1,162 sq.ft.)

Total floor area: 107.9 sq.m. (1,162 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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 52 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.