



Preston Square | Morpeth | NE61 2FD

Asking Price £178,500

RMS | Rook
Matthews
Sayer



3



1



2

Well Presented Family Home

Section 106 Scheme

Three Bedrooms

Beautiful Rear Garden

Modern Décor

Allocated Parking Spaces

Quiet Cul-de-Sac

Freehold

For any more information regarding the property please contact us today



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Extremely well presented and spacious three bedroomed family home, located on Preston Square, Morpeth. The property itself is located within a quiet cul-de-sac, offering peaceful living to its new owners. The property itself internally has been finished to a high standard throughout by its current owners, meaning it is ready to move straight into. 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 is a Discount Market Value property and will be sold at 70% of the open market value agreed by Northumberland County Council. Discount Market Value homes are subject to criteria within the Section 106 section on the Northumberland County Council website.

If you feel you meet the criteria, please contact Rook Matthews Sayer and we will provide an application form that can be completed and sent to housing.proposals@northumberland.gov.uk.

The property briefly comprises:- Entrance porch, downstairs W.C, and modern high spec kitchen, which has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include gas hob and electric oven. This leads seamlessly into the lounge, which is located to the rear of the property. The lounge has been fitted with a light beige carpet, finished with modern décor and offers views over the rear garden, which can be accessed via the double patio doors. A brand new boiler has been installed in November 2024 with a 12 year guarantee.

To the upper floor of the accommodation, you have two large double bedrooms and one single, which is currently used as a dressing room. All rooms have been carpeted throughout and beautifully finished with modern décor. The master bedroom further benefits from its own en-suite shower room and a fitted mirrored wardrobe. The family bathroom has been partially tiled. Fixtures include W.C., hand basin and bath. The property benefits from a loft which has been boarded for extra storage, with a wooden ladder for access and lighting.

Externally to the rear of the property there are two allocated parking spaces and a fully enclosed rear garden. The garden has been fitted with astro turf making it extremely low maintenance.

Guaranteed to impress, this is home will attract a huge amount of interest!

This could be a fantastic property for a first-time buyer!

MEASUREMENTS

Porch: 3'1 x 5'8 (0.94 x 1.76m)

Kitchen: 10'00 x 13'7 (3.05m x 4.14m)

Lounge: 16'6 x 14'8 Max Points (5.03m x 4.47m Max Points)

W.C: 3'1 x 6'00 (0.94m x 1.82m)

Bedroom One: 11'5 x 9'8 (3.48m x 2.95m)

Ensuite: 3'10 x 6'8 (0.94m x 2.07m)

Bedroom Two: 9'6 x 9'8 (2.90m x 2.95m)

Bedroom Three: 6'6 x 8'00 (1.98m x 2.44m)

Bathroom: 6'6 x 6'1 (1.98m x 1.85m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Private Driveway and Additional on Street Parking

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

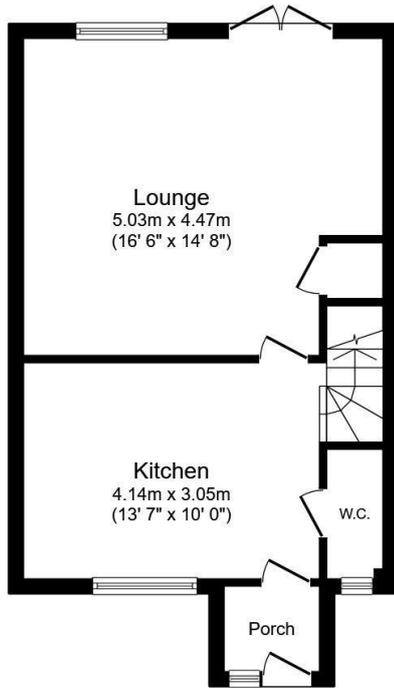
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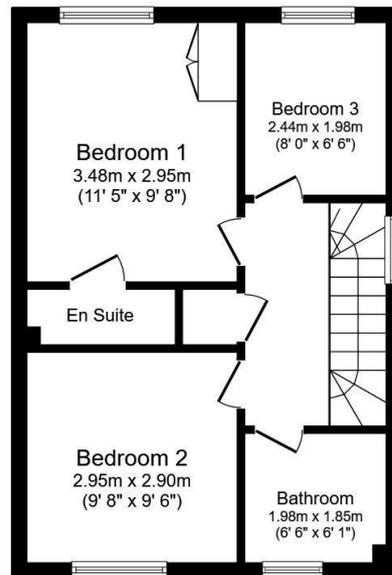
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Ground Floor
Floor area 40.1 sq.m. (431 sq.ft.)



First Floor
Floor area 38.3 sq.m. (412 sq.ft.)

Total floor area: 78.4 sq.m. (844 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		95 A
81-91	B	83 B	
69-80	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 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.

