



Pretoria Avenue | Morpeth | NE61 1QE

**Asking Price £165,000**

**RMS** | Rook  
Matthews  
Sayer



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**Immaculate Ground Floor Apartment**

**Bright and Airy Rooms**

**Two Bedrooms**

**Stunning Mature Garden**

**Town Centre Location**

**Private Driveway**

**Modern Décor**

**Leasehold**

For any more information regarding the property please contact us today



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Very rarely found on the market, sits this immaculately presented, two-bed ground floor apartment, which is nestled within the heart of Morpeth town centre. Surrounded by fantastic river walks and an array of local bars and restaurants all on your doorstep. This idyllic apartment has been beautifully upgraded by its current owner, and has a superb private garden with parking, which is a real rarity to find such a gem in the centre of town.

The property briefly comprises:- Entrance hallway, leading into a spacious bright and airy lounge, which has been finished with modern décor and complimented with a large fireplace which is the focal point of the room, this is an excellent space to sit back, relax and enjoy those cosy evenings in. The high spec kitchen has been recently finished with a range of light grey wall and base units, offering an abundance of storage with floods of natural light due to the double aspect windows and a picture-perfect view of the garden. Integrated appliances include a fridge/freezer, oven, cooker, dishwasher, washing machine and integrated tumble dryer.

To the opposite end of the living space, you are presented with two generous sized bedrooms, both of which have been carpeted throughout and finished with modern décor. The master bedroom benefits from large built-in wardrobes, offering excellent storage. The family bathroom has been beautifully finished with W.C, hand basin, corner bath and walk-in shower.

Externally to the front of the property, you have a private driveway which is very hard to find in this location, and a stunning mature garden with patio area and a sea of flowers, which is full of vibrancy and life. The garden is a sheer credit to the current owner and is an ideal space for those who enjoy peaceful outdoor living at its best!

A must view to appreciate the space on offer.

Lounge: 14'1 x 12'0 (4.29m x 3.66m)  
Kitchen: 10'7 x 7'11 (3.23m x 2.41m)  
Bedroom One: 14'2 x 7'11 (4.32m x 2.41m)  
Bedroom Two: 14'2 x 8'0 (4.32m x 2.44m)  
Bathroom: 6'9 x 6'2 (2.06m x 1.88m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre to premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Driveway  
Flood Zone: Zone 2

#### TENURE

Leasehold. It is understood that this property is leasehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.  
Length of Lease: 999 years from 1st May 1982

EPC Rating: D  
Council Tax Band: A

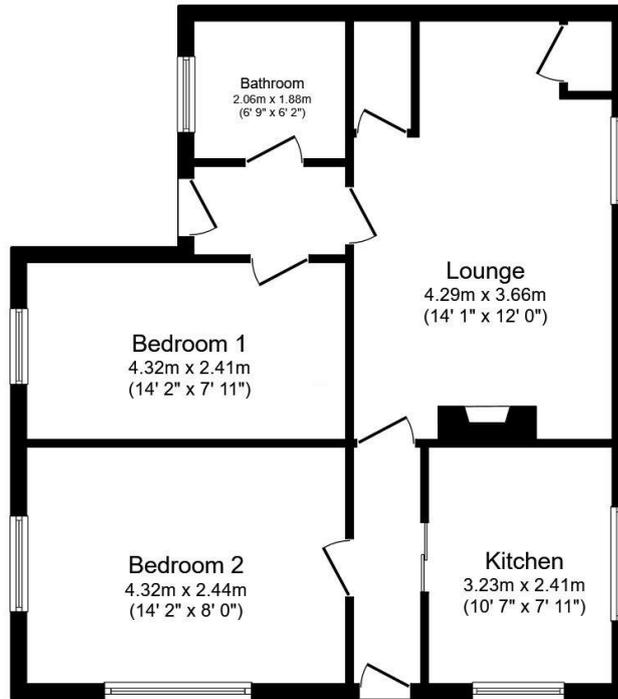
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**Floor Plan**

Floor area 64.1 sq.m. (690 sq.ft.)

Total floor area: 64.1 sq.m. (690 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		
69-80	C		72 C
55-68	D	60 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



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