



The Glebe | Stannington | NE61 6HW

**Offers In The Region Of £350,000**

**RMS** | Rook  
Matthews  
Sayer



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**Spectacular Detached Bungalow**

**Tastefully Decorated**

**Two Bedrooms**

**Stunning Enclosed Garden**

**Highly Desirable Village**

**Private Driveway plus Garage**

**Beautiful High Spec Kitchen**

**Freehold**

For any more information regarding the property please contact us today



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This spectacular detached bungalow sits on The Glebe, Stannington. The property boasts a fantastic location, tucked away within a quiet and highly desirable village. Stannington itself is a quaint little village, which offers very easy access into the bustling town centre of Morpeth, where you will find an array of local bars, restaurants, shopping delights and river walks to choose from. Internally the property has been finished to a high standard with evident high-quality fixtures throughout.

The property briefly comprises:- Large entrance hallway, this leads into a generous sized lounge and diner, which has been fitted with carpet and finished with an electric fire, which is the focal point of the room and will be ideal for those cosy winter nights. The lounge further benefits from a floor to ceiling window which offers views over the front garden. This is great space for families with ample space for your own dining table and chairs. The high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include fridge freezer, washing machine, induction hob and electric oven.

To the opposite end of the living accommodation, you have two large double bedrooms both of which have been carpeted and benefit from mirrored wardrobes. The family bathroom has been fully tiled and fitted with a walk-in shower, basin and W.C.

Externally you have a private driveway that can accommodate at least three cars, plus a single garage. To the front of the property there is a large grass area, whilst to the rear, there is a fully enclosed rear garden which has been laid to lawn with decking and patio. The mature garden pops with colour and is ideal for relaxation.

Guaranteed to impress, this is a must view!

#### MEASUREMENTS

Lounge/Diner: 24'5 x 23'3 Max Points (7.44m x 7.09m Max Points)

Kitchen: 9'6 x 11'2 (2.90m x 3.40m)

Bedroom One: 13'2 x 12'10 (4.01m x 3.91m)

Bedroom Two: 12'10 x 10'1 (3.91m x 3.07m)

Bathroom: 7'11 x 6'00 (2.41m x 1.83m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Driveway and 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: D

Council Tax Band: D

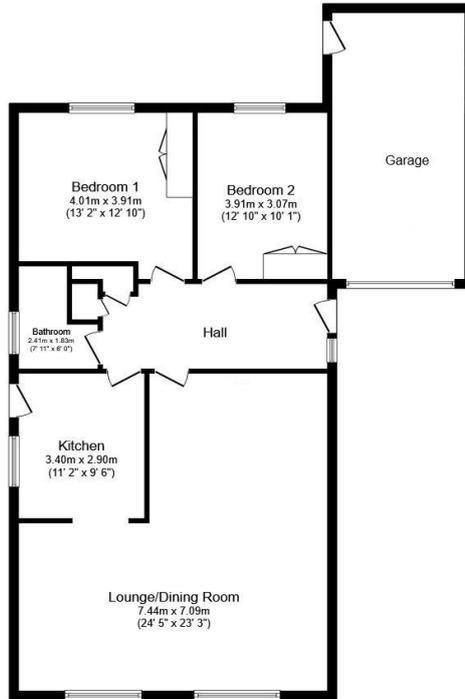
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**Floor Plan**

Floor area 115.5 sq.m. (1,243 sq.ft.)

Total floor area: 115.5 sq.m. (1,243 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		78 C
55-68	D	62 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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