



Weavers Road | Morpeth | NE61 2FA

**Asking Price £240,000**

**RMS** | Rook  
Matthews  
Sayer



3



1



2

**Well Presented Family Home**

**Modern Décor**

**Three Bedrooms**

**Generous Sized Garden**

**Ever-Desirable Location**

**Private Driveway**

**Stunning Sun Room**

**Freehold**

For any more information regarding the property please contact us today



Extremely well presented and spacious three bedroomed family home, located on Weavers Road, which sits on the ever-desirable Barratts home development in Stobhill, Morpeth. The property itself offers a fabulous position tucked away, offering peaceful living and highly attractive to families. The property has been extended to the rear to create a sun room, and internally has been finished to a high standard throughout by its current owners, meaning it is ready to move straight into. Nestled within a well-established community, its location has always been in high demand, not only due to its easy links to the A1, but you are also within walking distance to the local train station, making it ideal for commuters. The historic town of Morpeth is also a short distance away, where you have a fantastic choice of local bars, restaurants and river walks to choose from.

The property briefly comprises:- Entrance hallway, downstairs W.C, and modern kitchen which has been fitted with a range of gloss wall and base units, offering an abundance of storage. The high spec kitchen benefits from views over the green. Appliances include a fridge freezer, washing machine, electric oven, gas hob and extractor. The bright and airy lounge is located to the rear of the property and been finished with modern décor and hardwood flooring. The lounge has been extended to create a sun room, which is a great space for families and offers fantastic views over the rear garden, which can be accessed via the double patio doors.

To the upper floor of the accommodation, you have 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. The master bedroom further benefits from its own en-suite shower room. The family bathroom has been partially tiled and fixtures include W.C., hand basin and bath tub.

Externally, you have a private driveway which can accommodate at least two cars with additional on street parking available. To the rear you have a generous sized grassed garden. The garden will be a real winner for those who enjoy outdoor entertaining.

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

Kitchen: 8'0 x 12'10 (2.44m x 3.91m)

Lounge: 15'0 x 14'6 Max Points (4.57m x 4.42m Max Points)

Sun Room: 11'6 x 12'10 (3.51m x 3.91m)

W.C: 5'0 x 3'2 (1.52m x 0.97m)

Bedroom One: 13'9 x 8'6 Max Points (4.19m x 2.59m Max Points)

Ensuite: 8'5 x 4'4 Max Points (2.57m x 1.32m Max Points)

Bedroom Two: 12'10 x 8'6 (3.91m x 2.59m)

Bedroom Three: 6'3 x 8'10 (1.91m x 2.69m)

Bathroom: 7'10 x 6'5 Max Points (2.39m x 1.96m Max Points)

#### 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

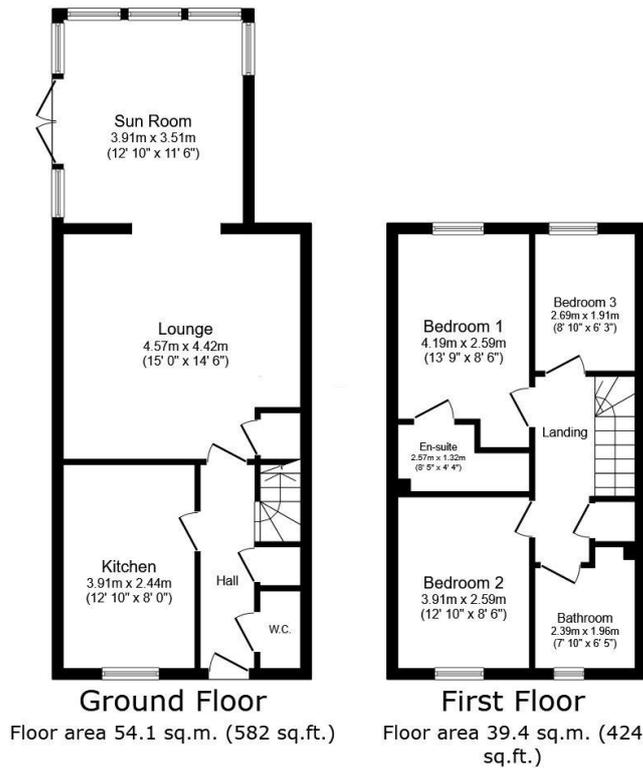
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Total floor area: 93.5 sq.m. (1,006 sq.ft.)

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	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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