



Appletree View | Pegswood | NE61 6FR

**Asking Price £170,000**

**RMS** | Rook  
Matthews  
Sayer



2



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**Well Presented Home**

**Modern Décor**

**Two Bedrooms**

**Fantastic Enclosed Garden**

**Highly Desirable Area**

**Private Driveway**

**Open Plan Lounge/Kitchen**

**Freehold**

For any more information regarding the property please contact us today



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Guaranteed to impress, sits this well presented two bedroomed end terrace home on Appletree View, Pegswood. An area that is hugely desirable with families. The property itself is set within a small cluster of homes, with a delightful garden to the rear, whilst internally offering a well-presented property which is ready to move straight into. Pegswood itself offers local amenities on your doorstep to include a Co-op and doctor's surgery, whilst the historic town of Morpeth is only a short drive away, where you can enjoy the hustle and bustle this busy market town has to offer with an array of bars, restaurants, river walks and shopping delights.

The property briefly comprises:- Entrance hallway, downstairs W.C, and a lovely open plan lounge/kitchen which has been finished with crisp white walls and patio doors, which lead you straight out to enjoy the rear garden. The high spec kitchen has been fitted with a range of wall and base gloss units, offering an abundance of storage and integrated appliances to include four ring gas hob, electric oven, fridge/freezer, dishwasher and washing machine / dryer.

To the upper floor, you have two good sized doubled bedrooms, both of which has been fitted with a light beige carpet. The family bathroom has been finished with W.C., hand basin, bath tub and shower over bath.

Externally, you have a private paved driveway which can accommodate two cars, with additional on street parking available. To the rear, you have a fantastic enclosed garden, which offers that all important southernly aspect. Currently laid to lawn with patio area and additional separate walkway for bin access. This garden will be ideal for those who enjoy outdoor living.

This could be a fantastic property for a first-time buyer or someone looking for a property within a highly requested village.

#### MEASUREMENTS

Kitchen/Lounge: 24'5 x 12'11 Max Points (7.44m x 3.94m Max Points)

W.C: 4'10 x 3'5 (1.24m x 1.06m)

Bedroom One: 12'11 x 7'10 (3.94m x 2.16m)

Bedroom Two: 8'10 x 12'11 Max Points (2.46m x 3.94m Max Points)

Bathroom: 6'00 x 6'3 (1.83m x 1.91m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to Cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Private Driveway

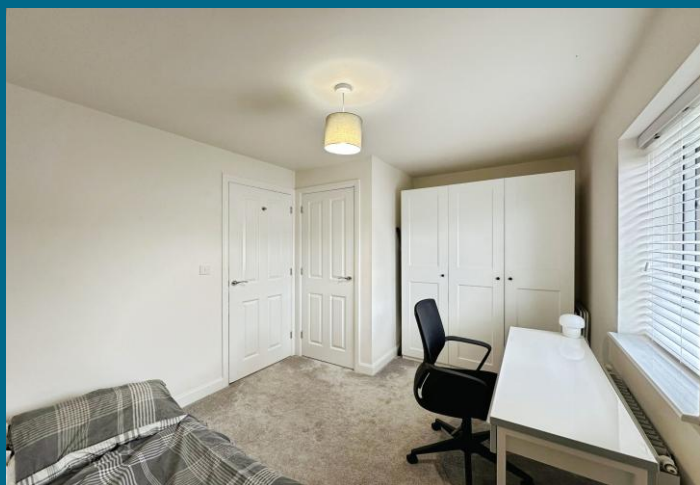
#### TENURE

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: B

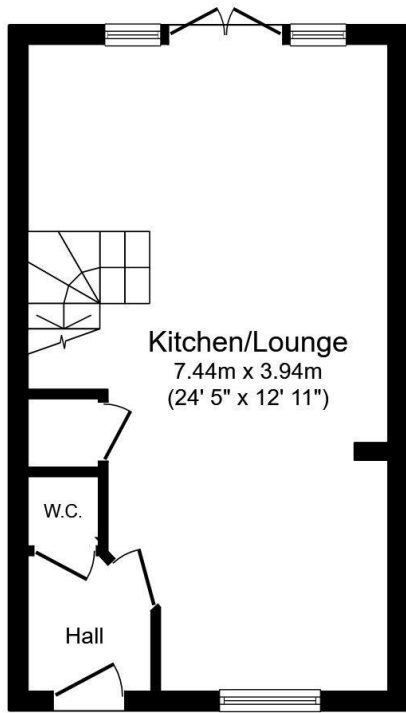
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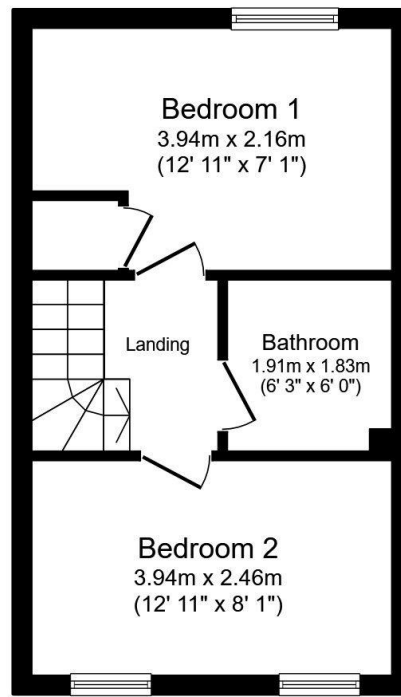
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**Ground Floor**  
Floor area 28.7 sq.m. (309 sq.ft.)



**First Floor**  
Floor area 28.7 sq.m. (309 sq.ft.)

Total floor area: 57.5 sq.m. (619 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		98 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.

