



Townsend Crescent | Morpeth | NE61 2XP

Asking Price £275,000

RMS | Rook
Matthews
Sayer



3



1



1

Spacious Semi Detached Home

Separate Utility Room

Three Bedrooms

Rear Enclosed Split-Level Garden

Hugely Attractive Location

Private Driveway plus Garage

Open Plan Lounge/Diner

Freehold

For any more information regarding the property please contact us today



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Spacious three-bedroomed semi-detached family home. Located on Townsend Crescent, this home offers a superb location, with large spacious rooms internally and a fully enclosed garden to the rear. This area is hugely attractive to house hunters, not only due to being walking distance to the local first school, but Morpeth Town Centre is a short trip away, where you have an array of local bars, restaurants and river walks all on your doorstep.

The property briefly comprises:- Entrance porch, cloakroom, generous sized open plan lounge/diner, which offers floods of natural light due to the double aspect views. This is a great space for families with ample space for your dining table and chairs. The lounge offers views over the front garden due to the large picture-perfect window, whilst the dining room offers views over the rear garden. The kitchen has been fitted with a range of wood wall and base units, offering an abundance of storage. Appliances include electric oven, gas hob, dishwasher and fridge. You further benefit from a separate utility room which has direct access into the garage and rear garden.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single. All rooms have been carpeted throughout. The master and second bedroom benefit from fitted wardrobes, offering excellent storage. The family bathroom has been fitted with hand basin, W.C, bath and shower over bath.

Externally you have a small grassed garden to the front with a single garage and driveway which can accommodate one car. To the rear you have a fantastic enclosed split-level garden, which has been laid to lawn with decking area to enjoy. The garden is a great space for relaxation.

This property will not be around for long!

MEASUREMENTS

Lounge/Diner: 17'11 x 25'8 Max Points (5.46m x 7.82m Max Points)

Kitchen: 10'10 x 8'11 (3.30m x 2.72m)

Utility Room: 8'3 x 7'11 (2.51m x 2.41m)

Bedroom One: 11'6 x 9'11 (3.51m x 3.02m)

Bedroom Two: 11'3 x 10'10 Max Points (3.43m x 3.30m Max Points)

Bedroom Three: 8'6 x 7'5 Max Points (2.59m x 2.26m Max Points)

Bathroom: 5'4 x 9'0 (1.63m x 2.74m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

Mobile Signal / Coverage Blackspot: No

Parking: Garage and Driveway

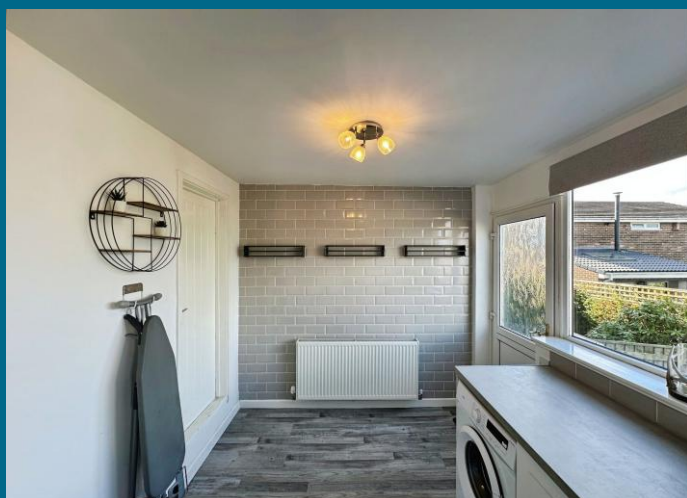
TENURE

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: C

Council Tax Band: C

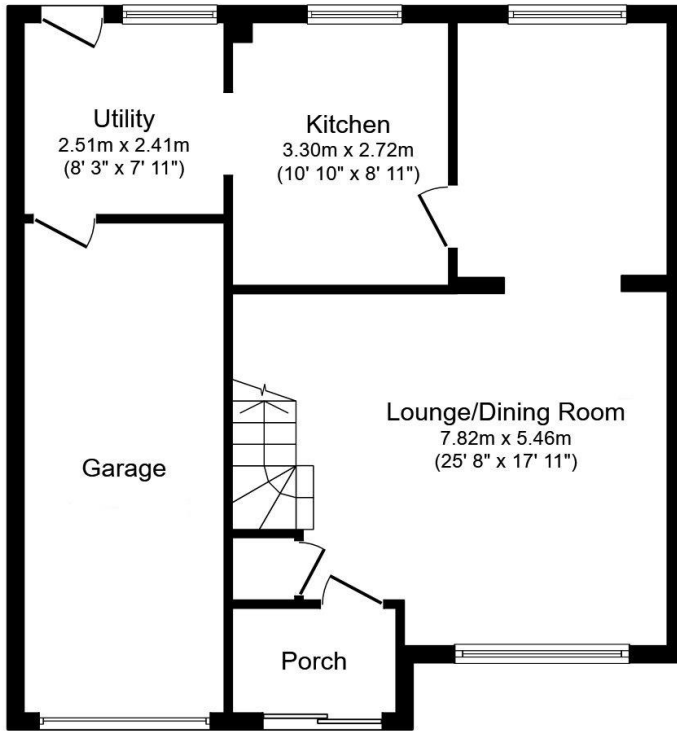
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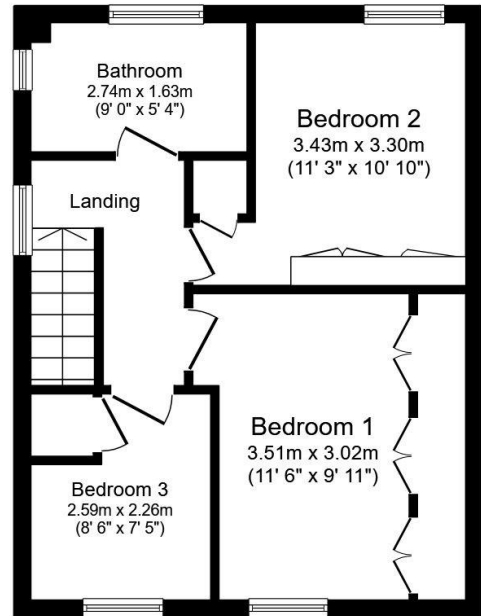
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Ground Floor
Floor area 67.1 sq.m. (722 sq.ft.)



First Floor
Floor area 39.6 sq.m. (426 sq.ft.)

Total floor area: 106.7 sq.m. (1,148 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		83 B
69-80	C	69 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.

