



George Fitzroy Court | Stannington | NE61 6FE

Asking Price £217,500

RMS | Rook
Matthews
Sayer



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1



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Immaculately Presented Home

No Onward Chain

Three Bedrooms

Bright and Airy Rooms

Picturesque Village Location

Fully Enclosed Garden

Open Plan Kitchen Diner

Private Driveway

For any more information regarding the property please contact us today



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NO ONWARD CHAIN! Immaculately presented three bedroomed semi-detached home on George Fitzroy, St Mary Park. The property is nestled within in a small and well-established development, which also features a gastro pub on your door-step. The picturesque village of Stannington is surrounded by greenery, with fabulous walks and offers a first school, making this location ideal for families. Morpeth Town Centre is only a short drive, where you will find an array of bars, restaurants and shopping delights to choose from.

The property briefly comprises:- Entrance hallway, leading straight into a spacious lounge, with floods of natural light, finished with modern décor throughout. The open plan kitchen diner is a great space for families, offering ample space for your dining table with chairs and access to a wonderful rear garden, via the double patio doors. Fitted with a high spec kitchen offering a range of wall and base units, which provides excellent storage. Appliances include integrated fridge/freezer, electric oven, four-ring gas hob and dishwasher.

To the upper floor of the accommodation, you have three generous sized bedrooms, two doubles and one single, which could also be used as an office to suit. All bedrooms have been carpeted throughout and finished with modern décor, whilst the master bedroom benefits from its own ensuite shower room. The family bathroom has been finished with W.C., hand basin and bath.

Externally to the front, you have a private driveway which can accommodate two cars. There are gorgeous mature communal gardens to the rear of the property, whilst you have your own fully enclosed garden, which has been laid to lawn with patio area, ideal for those who enjoy outdoor entertaining.

We recommend early viewings of this wonderful home.

MEASUREMENTS

Lounge: 16'10 x 12'10 (5.13m x 3.90m)
Kitchen/Diner: 15'8 x 11'4 (4.78m x 3.45m)
W.C: 5'5 x 3'4 (1.67m x 1.03m)
Bedroom One: 11'0 x 10'10 (3.35m x 3.29m)
En-suite: 8'0 x 4'7 (2.43m x 1.40m)
Bedroom Two: 10'1 x 8'3 (3.08m x 2.52m)
Bedroom Three: 7'1 x 6'8 (2.17m x 2.03m)
Bathroom: 8'3 x 6'5 (2.52m x 1.96m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Cabinet
Mobile Signal / Coverage Blackspot: No
Parking: Driveway

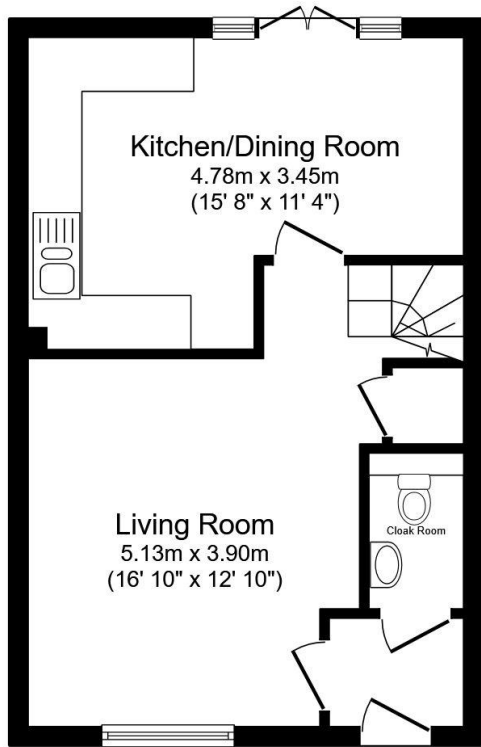
TENURE

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.

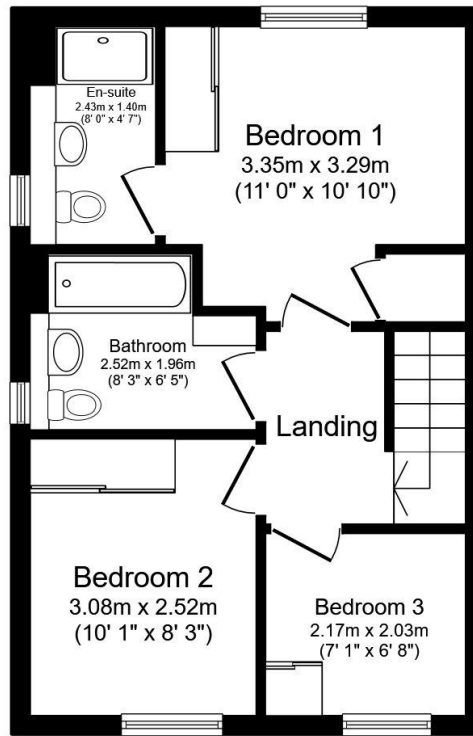
EPC Rating: B
Council Tax Band: C

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Ground Floor



First Floor

Total floor area: 74.4 sq.m. (801 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		

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.

