Priors Walk | Morpeth | NE61 2RF

Asking Price £290,000

RMS | Rook Matthews Sayer

5 1 1

Extensive Family Home

Five Bedrooms

Desirable Location

Spacious Conservatory

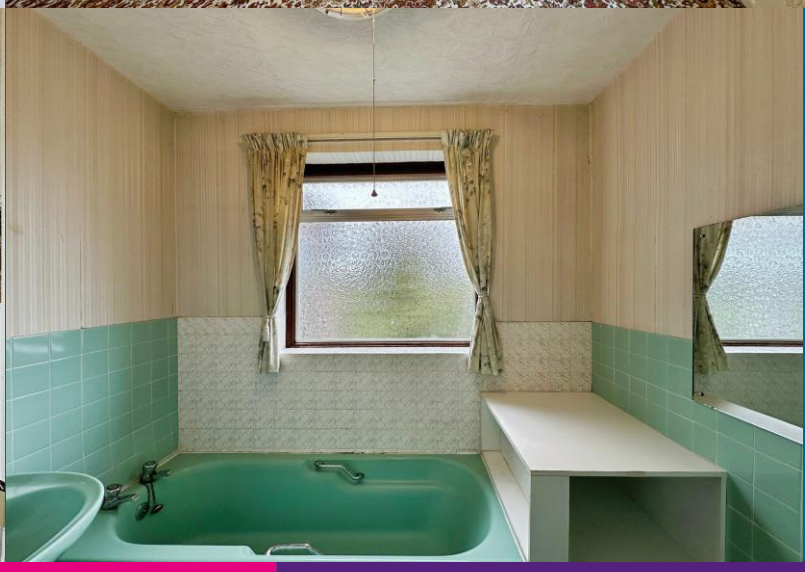
No Onward Chain

Rear Mature Garden

Driveway plus Garage

Freehold

For any more information regarding the property please contact us today



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Are you looking to put your own stamp on your new forever home? We have a fantastic opportunity to purchase this extensive five bedroomed family home, located on Priors Walk, Morpeth. Nestled within a small and well-established community, this property will be a real hit with families due to the space and views over Morpeth common, offering endless amounts of greenery. 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 which leads seamlessly into an impressive lounge/diner, with floods of natural light due to the double aspect views, this room is a fantastic space, with direct access into the rear garden. The galley style kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Integrated appliances include double oven and combined gas and electric hob with deep fat fryer. You further benefit from a separate utility space, downstairs W.C, and in addition a spacious conservatory, to relax and enjoy the view.

To the upper floor of the accommodation, you have five generous sized bedrooms, four doubles and one single. Bedroom three benefits from its own sink/vanity unit with mirror and light. The family bathroom includes fitted hand basin and bath tub. The W.C. is located next to the main bathroom and there is a separate shower room.

Externally to the front, you have a single garage and driveway, with additional on street parking available. To the rear of the property, you have a mature level garden which has been laid to lawn, with paved patio area and a pond, plus fantastic views over Morpeth common, a real winner with those who enjoy outdoor living.

With no onward chain, we anticipate a vast amount of interest. Please call us now to arrange your viewing.

MEASUREMENTS
Lounge/Diner: 31'1 x 16'2 Max Points (9.47m x 4.93m Max Points)
Kitchen: 12'9 x 8'10 (3.89m x 2.69m)
Utility: 13'9 x 9'1 Max Points (4.19m x 2.77m Max Points)
W.C: 5'5 x 4'10 (1.67m x 1.24m)
Conservatory: 9'9 x 9'1 (2.97m x 2.77m)
Bedroom One: 16'0 x 12'8 Max Points (4.88m x 3.86m Max Points)
Bedroom Two: 13'8 x 8'9 (4.17m x 2.67m)
Bedroom Three: 13'0 x 8'8 (3.96m x 2.64m)
Bedroom Four: 13'4 x 8'7 (4.06m x 2.62m)
Bedroom Five: 9'10 x 7'11 Max Points (3.00m x 2.41m Max Points)
Bathroom: 7'4 x 4'9 (2.24m x 1.45m)
Shower Room: 2'10 x 5'4 (0.64m x 1.64m)
W.C: 4'9 x 2'4 (1.49m x 0.73m)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: ADSL copper wire
Mobile Signal / Coverage Blackspot: No
Parking: Driveway & 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.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

EPC Rating: D
Council Tax Band: D

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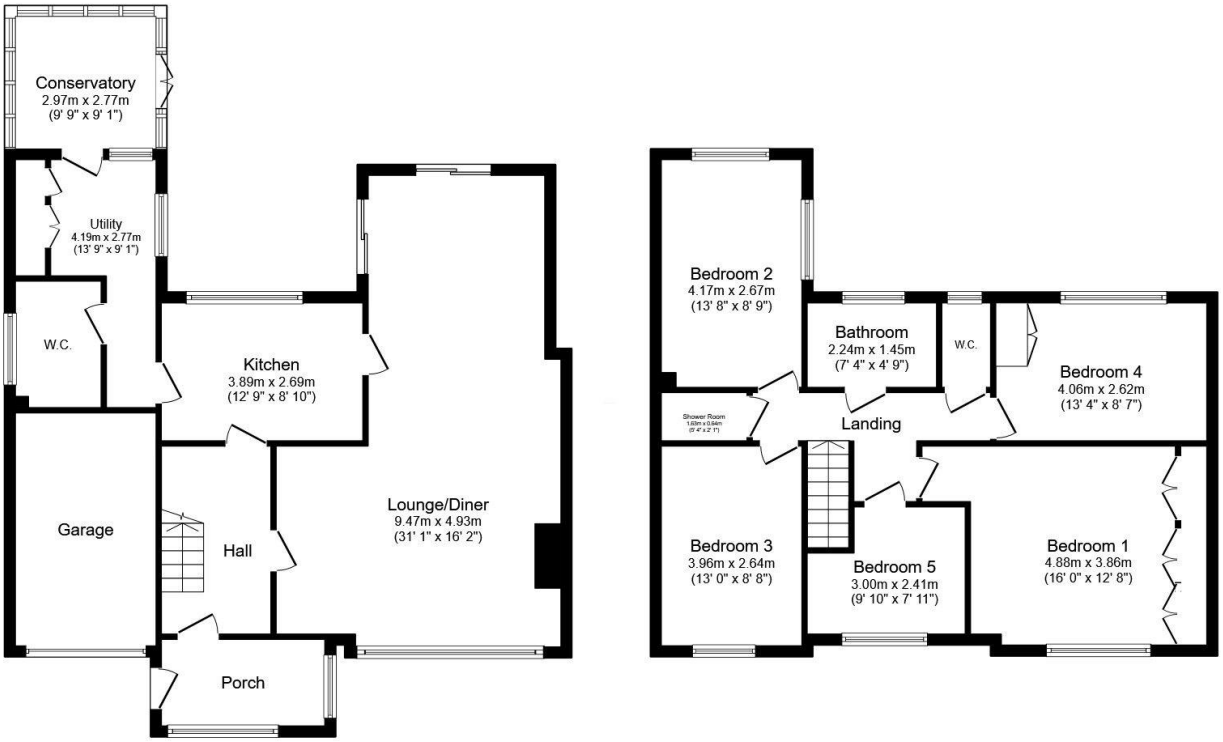


Ground Floor

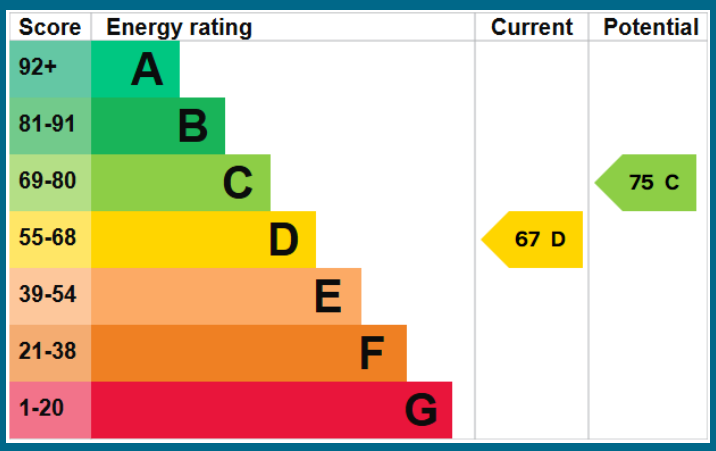
Floor area 94.3 sq.m. (1,015 sq.ft.)

First Floor

Floor area 73.7 sq.m. (793 sq.ft.)

Total floor area: 167.9 sq.m. (1,807 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



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.

The Property Ombudsman

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