



Burnside | Morpeth | NE61 1TB

Offers In Excess Of £200,000

RMS | Rook
Matthews
Sayer



3



1



1

Mid Terraced Home

No Onward Chain

Three Bedrooms

Grassed Front Garden

Town Centre Location

Private Rear Yard

Ceilings Throughout

Freehold

For any more information regarding the property please contact us today



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Very rarely found on the market and with no onward chain, this three bedroomed terraced property located in the heart of Morpeth Centre won't be round for long. The property boasts a superb location, Burnside is right in Morpeth Town Centre, where you will find an array of traditional shops, local bars, restaurants and delightful river walks all on your doorstep. Internally the property offers spacious rooms with scope to put your own stamp on your forever home.

The property briefly comprises:- Entrance hallway, a spacious and inviting reception room, which offers views over the front garden. This leads seamlessly into the kitchen, located to the rear of the property. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage, along with a small pantry. The main family bathroom is located just off the kitchen and has been fitted with basin, W.C, bath and shower attachment. You further benefit from a separate utility room which has direct access into a private yard.

To the upper floor of the accommodation, you have three good size bedrooms, two doubles and one single. All bedrooms have been carpeted and finished with neutral décor. You further benefit from a shower room, which comes with a basin and shower.

Externally, to the front of the property there is grass garden, whilst to the rear, there is a fully enclosed yard. There is small back lane where residents can park, which is on first come first served basis.

With no onward chain, we anticipate interest to be high. Call now to arrange your viewing.

MEASUREMENTS

Lounge: 14'00 x 13'02 (4.27m x 4.01m)

Kitchen: 11'09 x 12'05 Max Points (3.58m x 3.77m Max Points)

Bathroom: 4'03 x 8'00 (1.31m x 2.44m)

Utility Room: 4'06 x 10'00 (1.40m x 3.05m)

Bedroom One: 11'00 x 10'00 (3.35m x 3.05m)

Bedroom Two: 11'09 x 11'00 Max Points (3.58m x 3.35m Max Points)

Bedroom Three: 7'10 x 6'03 (2.39m x 1.91m)

Shower Room: 6'03 x 4'09 Max Points (1.91m x 1.49m Max Points)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Cable

Mobile Signal / Coverage Blackspot: No

Parking: Private Back Lane

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: B

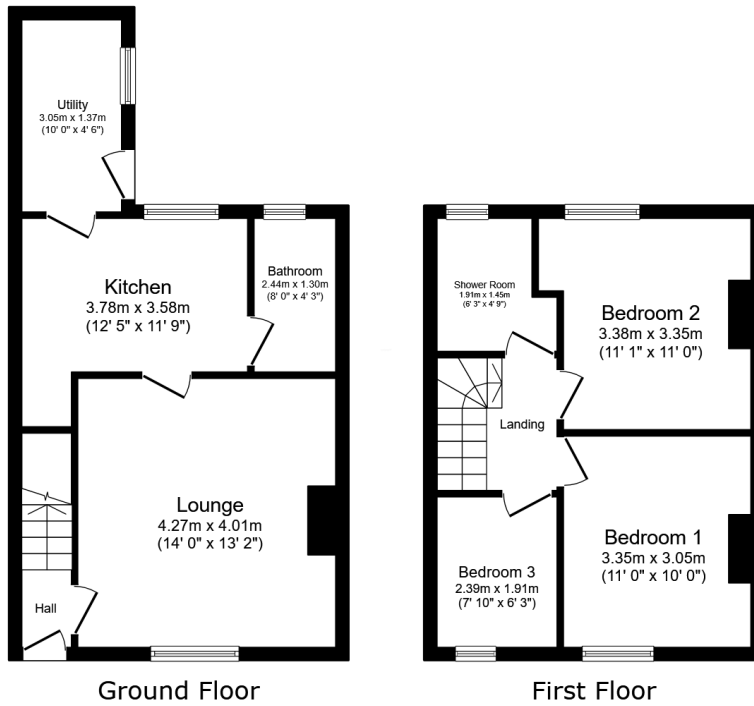
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Total floor area: 72.7 sq.m. (783 sq.ft.)

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 | | 87 B |
| 69-80 | C | 72 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.

