



Drummonds Close | Longhorsley | NE65 8UR

Asking Price £168,000

ROOK
MATTHEWS
SAYER

**3****1****1****Spacious Semi Detached Home****No Onward Chain****Three Bedrooms****South Facing Garden****Quiet Cul-de-Sac****On Street Parking****Village Location****Freehold**

For any more information regarding the property please contact us today

With no onward chain, we have a fantastic opportunity for someone looking to sink their teeth into a mini project. Located on Drummonds Close, Longhorsley this three bedroomed semi-detached home boasts a superb position, tucked nicely within a quiet cul-de-sac, making it ideal for families. Internally the property offers a vast amount of space, with scope to put your own stamp on your new forever home! Longhorsley itself offers that all important peaceful village location, with a few local amenities on your doorstep to include the local first school, local shop and bar plus, you are blessed with fabulous walks surrounding the property. The bustling town centre of Morpeth is also around a 13-minute drive away, where you will find an array of local bars, restaurants, river walks and shopping delights to choose from.

The property briefly comprises: - Entrance hallway leading you straight into a generous sized lounge, which has been fitted with carpet. This leads seamlessly into the conservatory, which offer views over rear garden and can be accessed via the single patio door. The kitchen has been finished with white crisp walls and comes fitted with a range of wall and base units, offering excellent storage. You further benefit from a separate pantry which could be used as a small utility room. There is also a fully functioning outdoor toilet, which can be accessed from the passage that runs between the front and rear gardens.

To the upper floor of the accommodation, you have three good sized rooms, two doubles and one single, all of which have be carpeted. The family bathroom has been finished with W.C., hand basin and walk in shower.

Externally, the front garden is low maintenance with gravel and partial wall. To the rear, you have a large low maintenance South facing garden, which has been fully paved. On street parking is available.

With no onward chain, we anticipate interest levels to be high so call now to organise your viewing.

MEASUREMENTS

Lounge: 18'94 x 11'89 (5.72m x 3.56m)
Conservatory: 8'96 x 7'61 (2.67m x 2.29m)
Kitchen: 10'56 x 9'95 (3.18m x 3.03m)
Pantry: 5'99 x 4'26 (1.82m x 1.29m)
Out Door W.C: 2'79 x 8'23 (0.85m x 2.50m)
Bedroom One: 12'04 x 13'91 Max Points (3.76m x 4.19m Max Points)
Bedroom Two: 13'3 x 9'10 Max Points (4.04m x 3.00m Max Points)
Bedroom Three: 7'17 x 8'77 (2.16m x 2.62m)
Bathroom: 5'39 x 7'45 Max Points (1.60m x 2.24m Max Points)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: On Street Parking

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. Grant of Probate has now been issued. Please seek an update from the Branch if you require any further information.

EPC Rating: E
Council Tax Band: B

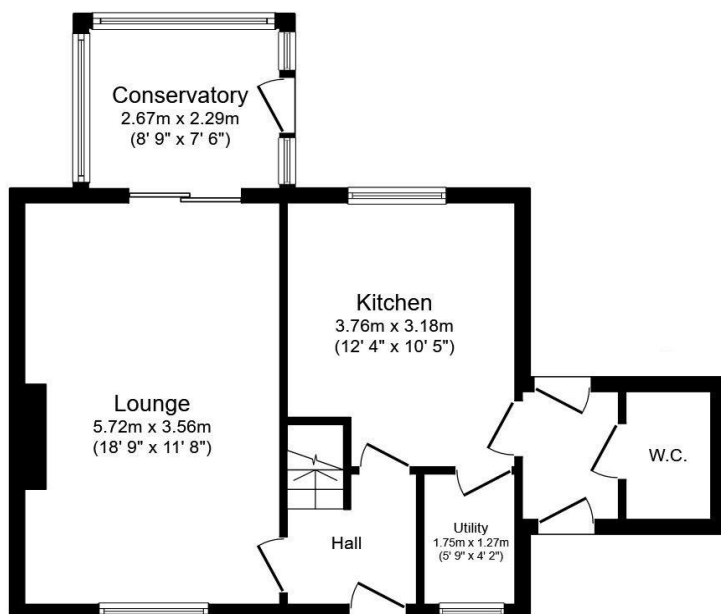
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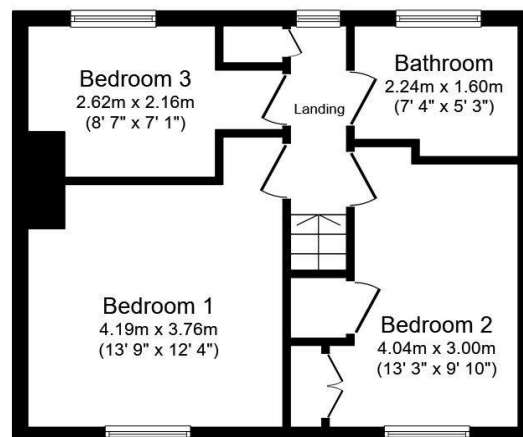
morpeth@rmsestateagents.co.uk

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Ground Floor
Floor area 50.6 sq.m. (545 sq.ft.)



First Floor
Floor area 39.0 sq.m. (420 sq.ft.)

Total floor area: 89.7 sq.m. (965 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		
69-80	C		72 C
55-68	D		
39-54	E	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



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.