



Willow Close | Morpeth | NE61 1XG

**Asking Price £125,000**

**RMS** | Rook  
Matthews  
Sayer



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**Stunning Gemini Bungalow**

**Modern Décor**

**One Bedroom**

**Light and Airy Rooms**

**Desirable Location**

**Low Maintenance Front Garden**

**Open Plan Lounge/Kitchen**

**Freehold**

For any more information regarding the property please contact us today



T: 01670 511 711

[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

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Simply stunning and guaranteed to impress, this one bed Gemini bungalow is located within the ever-popular Allery banks estate on Willow Close, which is just minutes' drive from Morpeth Town Centre. Morpeth Town Centre itself has an array of local bars, restaurants and shopping delights to choose from, as well as fabulous river walks all on your doorstep. With newly fitted carpets and bathroom, the property internally offers that overall Wow factor, this home will not be around for long!

The property briefly comprises:- Entrance porch, leading straight into a light and airy open plan lounge/kitchen, which offers large ceiling height and plenty of space for your own sofa and coffee table. The lounge has been fitted with Herringbone flooring and modern décor. The kitchen has been fitted with a range of wall and base units, offering plenty of storage. Appliances include induction hob and electric oven. The bathroom is located downstairs has been fully tiled and finished with W.C., hand basin, and shower.

To the top floor, you have one double bedroom, which has been fitted with light beige carpet and has a large fitted wardrobe offering excellent storage.

Externally, you have a private low maintenance garden to the front with on street parking available.

We anticipate interest to be incredibly high, call us now to arrange your viewing today.

#### MEASUREMENTS

Porch: 2'10 x 2'10 (0.64m x 0.64m)

Lounge/Kitchen: 22'00 x 13'0 Max Points (6.71m x 3.96m Max Points)

Bedroom One: 13'6 x 13'0 (4.11m x 3.96m)

Bathroom: 7'3 x 5'2 (2.21m x 1.57m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

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 Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

EPC Rating: F

Council Tax Band: A

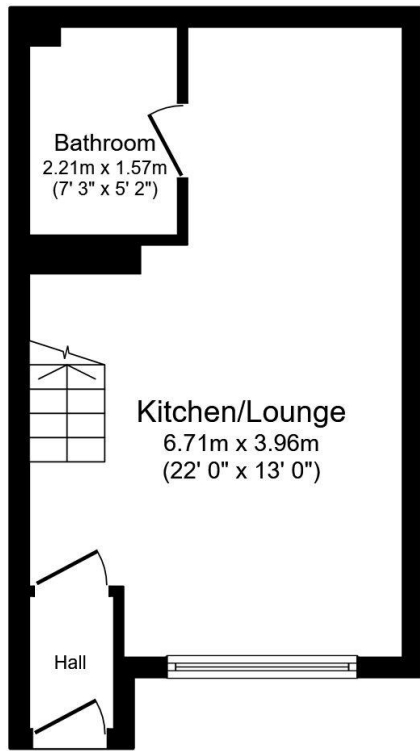
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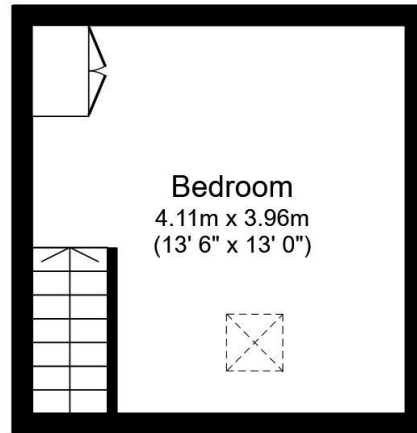
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Ground Floor



First Floor

Total floor area: 43.4 sq.m. (467 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		
55-68	D		
39-54	E		48 E
21-38	F	31 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.

