



East Mill | Morpeth | NE61 3AA

**Auction Guide Price £155,000**

**RMS** | Rook  
Matthews  
Sayer



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**Stunning Stone Built Property**

**No Onward Chain**

**Two Bedrooms**

**Well Maintained Communal Gardens**

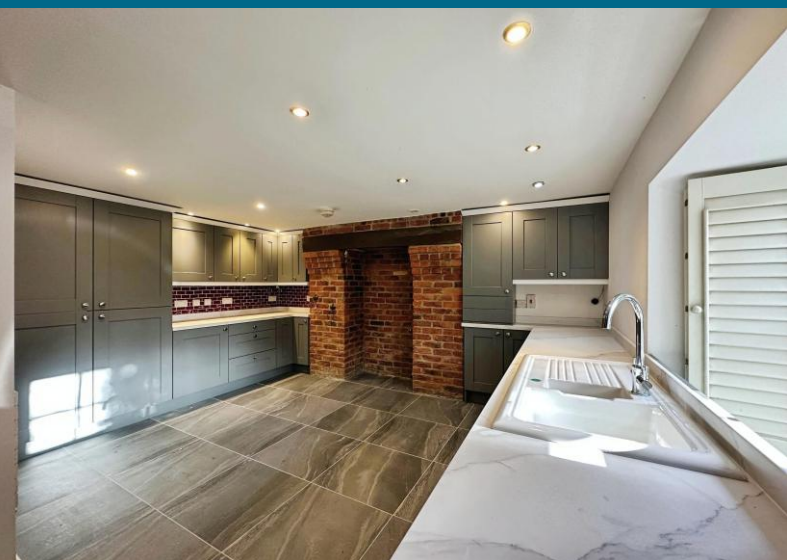
**High Spec Kitchen**

**Detached Garage with Parking in Front**

**Beautifully Finished**

**Leasehold**

For any more information regarding the property please contact us today



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For Sale by Auction: 30th July 2026 Option 1. Terms and Conditions apply.

With no onward chain, this stunning stone-built property is guaranteed to impress! Located on East Mill, Morpeth the property is situated within idyllic surroundings and boasts a fantastic position right next to the river bank. Internally there is a newly refurbished kitchen that comes with high end fixtures. Morpeth Centre is only around a few minutes' walk, where you will find an array of local bars, restaurants and shopping delights to choose from.

The property briefly comprises: A generous sized high spec kitchen which has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include fridge and separate freezer. Off the kitchen there is a downstairs W.C.

To the first floor of the accommodation, you have a bright and airy lounge that is flooded with natural light due to the dual aspect windows. The second bedroom is located on the first floor, this is a single room that benefits from a fitted mirrored wardrobe offering excellent storage.

To the top floor, you are greeted by the spacious master double bedroom that spans the width of the property. The master bedroom also benefits from a fitted mirrored wardrobe and has been fitted with carpet. The family bathroom has been tastefully decorated and fitted with a bath tub, basin, W.C and separate shower.

Externally, the property boasts well maintained communal gardens to enjoy. There is a detached single garage with parking for one car in front.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

#### MEASUREMENTS

Kitchen: 14'33 x 26'86 Max Points (4.36m x 8.18m Max Points)  
W.C: 3'97 x 4'50 (1.21m x 1.37m)  
Lounge: 11'09 x 14'73 (3.38m x 4.48m)  
Bedroom One: 16'32 x 11'13 Max Points (4.97m x 3.39m Max Points)  
Bedroom Two: 8'52 x 7'95 (2.59m x 2.42m)  
Bathroom: 9'73 x 8'02 (2.96m x 2.44m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Septic Tank  
Heating: Mains Gas  
Broadband: Fibre to Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Garage with Parking Infront  
Flood Zone: Zone 3

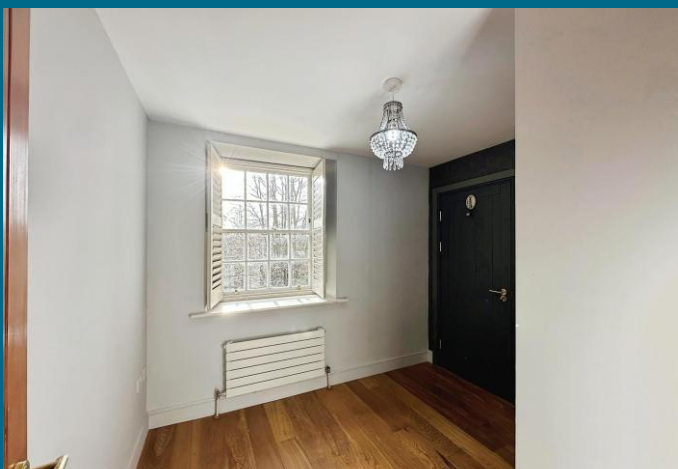
#### TENURE

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 200 years from 1st January 2006

EPC Rating: C  
Council Tax Band: D

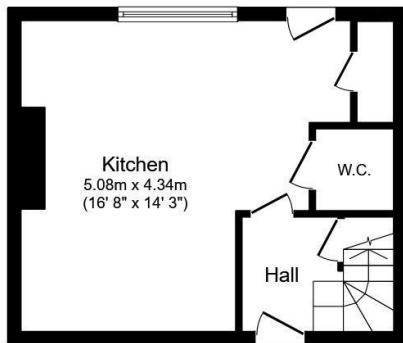
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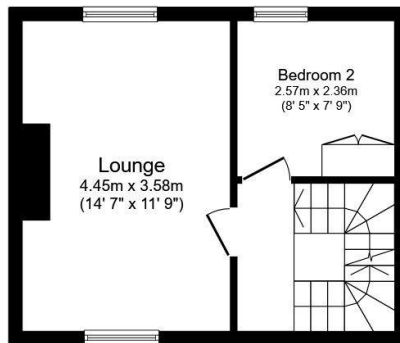
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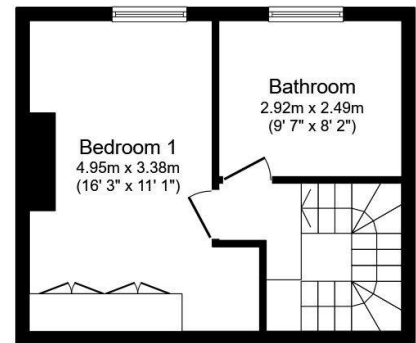
### Ground Floor

Floor area 29.5 sq.m. (318 sq.ft.)



### First Floor

Floor area 29.4 sq.m. (317 sq.ft.)



### Second Floor

Floor area 29.4 sq.m. (317 sq.ft.)

Total floor area: 88.4 sq.m. (952 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](http://www.Propertybox.io)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 74 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



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