



Castle Way | Pegswood | NE61 6XH

Asking Price £155,000

RMS | Rook
Matthews
Sayer



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1

Lovely Semi Detached Home

Bright and Spacious Rooms

Two Bedrooms

Wonderful Enclosed Rear Garden

Ever-Desirable Location

Private Driveway plus Garage

Open Plan Lounge/Diner

Freehold

For any more information regarding the property please contact us today



Guaranteed to impress, sits this two bedroom semi-detached home, is located on the ever-desirable Castle Way, Pegswood. Nestled within a small and quiet area, this is ideal for families or those who enjoy the peaceful living. With a vast interior floor space, a beautifully presented rear garden, and its own garage with driveway, we anticipate interest levels will be high. The village of Pegswood benefits from a good choice of amenities on your doorstep such as a doctor's surgery, pharmacy, and local Co-op, whilst you are only a two-mile drive away from the busy and historic market town of Morpeth. The property benefits from a train station 0.5 miles away, along with having easy access to the A1 at 3.5 mile away.

The property briefly comprises:- Entrance porch, leading straight into a bright and airy open plan lounge/diner with double aspect views over the front and rear garden, creating floods of natural light. The lounge has been carpeted throughout, complimented modern décor and further benefits from a separate conservatory, where you can relax and soak in views over the fantastic garden space. The kitchen which has been fitted with a range of wall and base units, offering an abundance of storage and appliances to include an electric oven, four ring gas cooker and extractor fan.

To the upper floor, you have two generous sized double bedrooms, both of which have been carpeted throughout, offering excellent storage. The family bathroom has been beautifully finished grey modern tiles to the walls, W.C., hand basin, bath and shower over bath.

Externally to the front of the property, you have your own private driveway plus a garage. Whilst to the rear, you have a wonderful, enclosed garden which has a mixture of lawn and artificial grass, with patio area. This garden will be a real winner with those who enjoy outdoor living at its finest!

A must view to appreciate the home on offer.

MEASUREMENTS

Lounge: 15'6 x 11'5 (4.72m x 3.48m)

Dining Area: 19'8 x 8'0 Max Points (6.03m x 2.43m Max Points)

Kitchen: 7'10 x 7'3 (2.39m x 2.21m)

Conservatory: 12'6 x 7'4 (3.81m x 2.24m)

Bedroom One: 10'10 x 9'8 (3.30m x 2.95m)

Bedroom Two: 12'5 x 8'6 (3.78m x 2.59m)

Bathroom: 7'5 x 5'6 (2.26m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

Mobile Signal / Coverage Blackspot: No

Parking: Driveway & Garage

TENURE

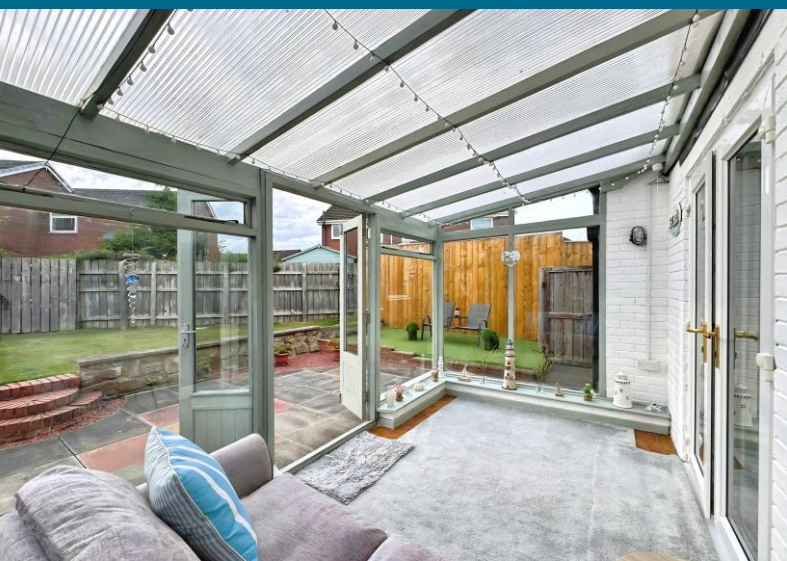
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: C

Council Tax Band: A

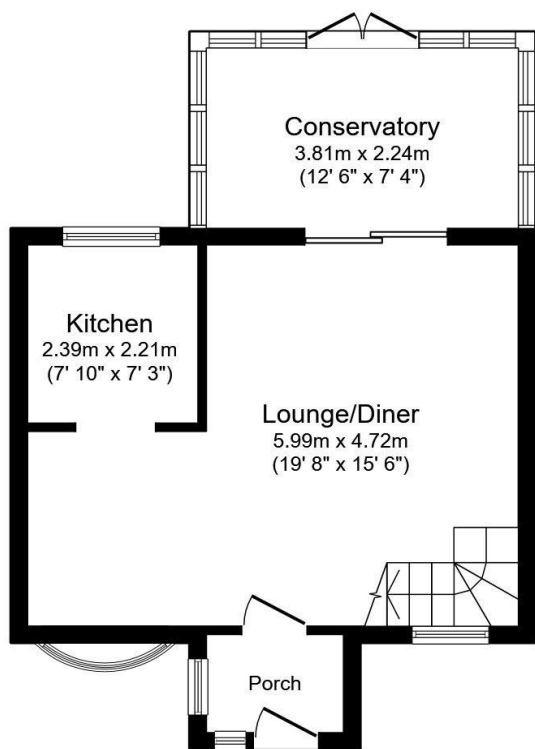
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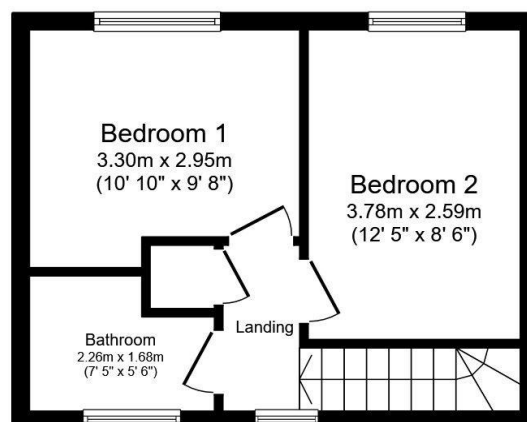
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Ground Floor



First Floor

Total floor area: 68.7 sq.m. (739 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		88 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.

