



Geranium Drive | Morpeth | NE61 3EY

Asking Price £166,833

RMS | Rook
Matthews
Sayer

 X 3  X 1  X 1

Semi- Detached Property

Downstairs W.C

Three Bedroomed

Enclosed Rear Garden

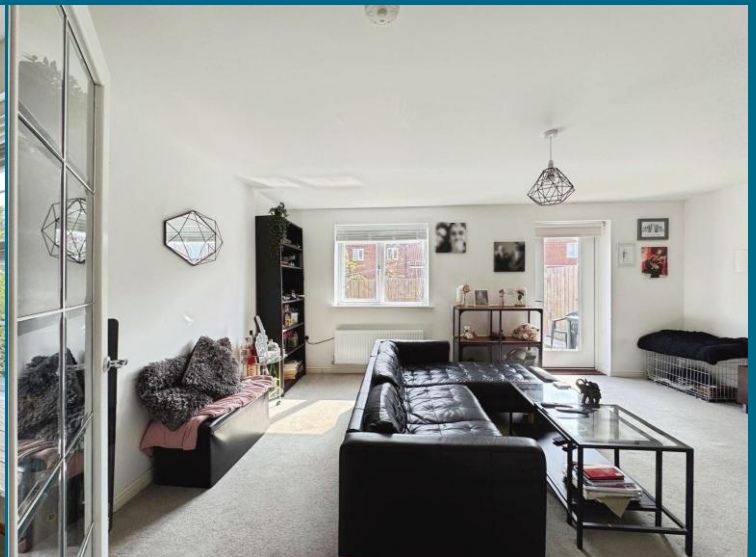
Modern Kitchen

Private Driveway

Generous Sized Lounge

Section 106

For any more information regarding the property please contact us today



Beautifully presented three bedroomed semi-detached home, situated on the ever-popular Geranium Drive, Morpeth. The property is nestled within a small and quiet development, ideal for those looking for an idyllic semi-rural living. It offers a fantastic spot for commuters and families alike as you have easy access to the A1 North and South, whilst the bustling town of Morpeth is but a short drive away where you will find an abundance of bars, schools, river walks, supermarkets and shopping delights to choose from. Internally the property offers spacious rooms throughout with a generous sized garden located to the rear.

The property is a Discount Market Value property and will be sold at 70% of the open market value agreed by Northumberland County Council. Discount Market Value homes are subject to criteria within the Section 106 section on the Northumberland County Council website.

If you feel you meet the criteria, please contact Rook Matthews Sayer and we will provide an application form that can be completed and sent to housing.proposals@northumberland.gov.uk.

The accommodation briefly comprises of: Entrance hallway, large downstairs W.C., bright and airy lounge which is flooded with natural light and offers gorgeous views over the rear garden which can be accessed directly from the lounge. The kitchen has been finished to a high standard, fitted with gloss wall and base units and completed with a wood counter top. Integrated appliances include fridge/freezer, double oven and a gas hob.

To the first floor there are three generous sized bedrooms, two doubles and one single. All of bedrooms have been carpeted throughout and finished with crisp white walls, whilst the master bed comes with fitted wardrobes, offering excellent storage. The family bathroom has been Partially tiled and complimented with W.C., hand basin, bath and shower over bath.

Externally you have a private drive providing allocated parking spaces for two cars and a fabulous, enclosed garden to the rear, which has been laid to law and finished with decking and patio areas. The garden space is ideal for those who enjoy outdoor entertaining.

Guaranteed to impress, this is home will attract a huge amount of interest!

This could be a fantastic property for a first-time buyer!

MEASUREMENTS

Kitchen: 10'4 x 10'10 (3.15m x 3.30m)

Lounge: 17'4 x 12'7 (5.28m x 3.84m)

W.C: 6'2 x 4'8

Bedroom One: 10'4 x 17'4 Max Points (3.15m x 5.28m Max Points)

Bedroom Two: 9'11 x 10'11 (2.99m x 3.33m)

Bedroom Three: 7'2 x 10'11 (2.18m x 3.33m)

Bathroom: 6'3 x 6'11 (1.91m x 2.11m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Central Gas

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Private Driveway and Additional on Street Parking

TENURE

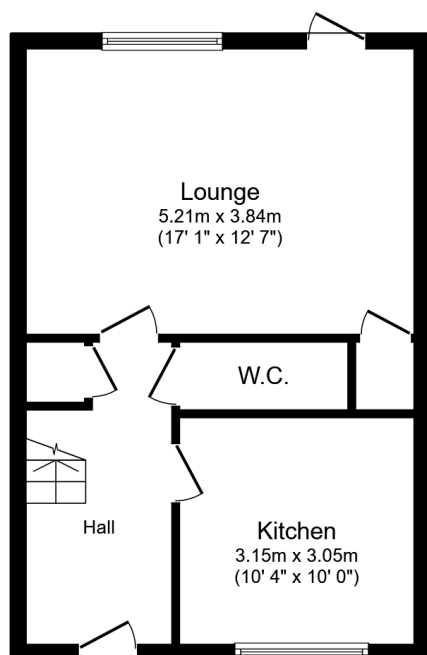
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

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.

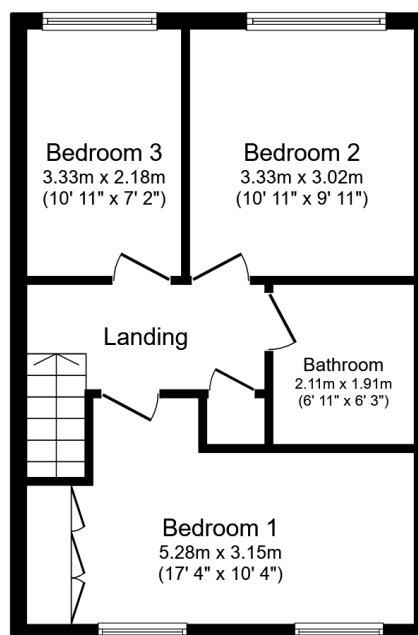
EPC Rating: B

Council Tax Band: C

M00009020.LB.LB.28/08/26.V.1



Ground Floor



First Floor

Total floor area: 83.3 sq.m. (896 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		96 A
81-91	B	85 B	
69-80	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



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.