



Castle Close | Morpeth | NE61 2LL

Offers In The Region Of £210,000

RMS | Rook
Matthews
Sayer



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Spacious Family Home

Lounge with Cosy Fire

Three Bedrooms

Garden Backing onto Woodlands

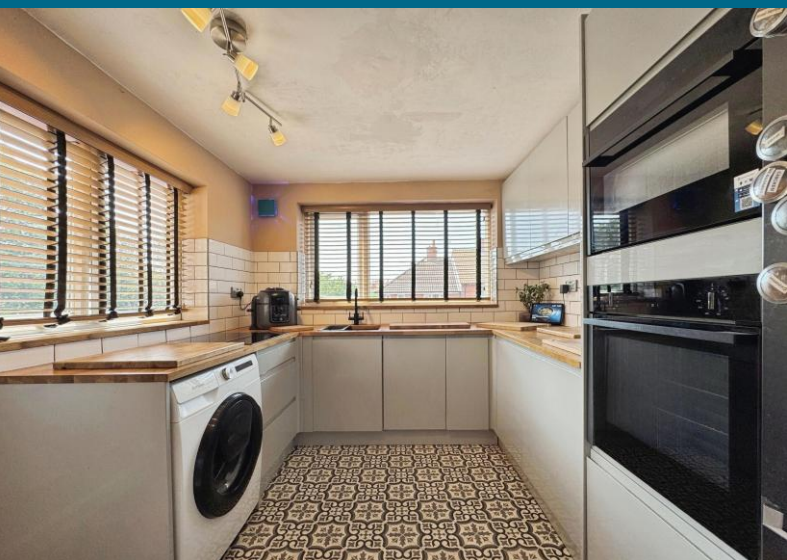
Highly Requested Area

Private Driveway plus Garage

Modern Décor

Freehold

For any more information regarding the property please contact us today



Spacious three bedroomed family home, located on Castle Close, Morpeth. Castle Close is located on the ever desirable and highly requested area of Kirkhill, due to not only its proximity to Morpeth town centre, having great local amenities on your doorstep, but also within walking distance to the local first school, making it very popular with families. Internally the property offers spacious rooms with scope to put your own stamp on your new forever home! Morpeth centre is also just a short walk away, where you will find an array of local restaurants, shopping and delightful river walks. Internally the property has been completed to a high standard throughout, with modern interior.

The property briefly comprises:- Entrance hallway, which leads to the generous sized dining room which is a great space for families, with ample room for your own dining table and chairs. Double wooden doors lead you into the lounge which has been carpeted, offers views over the front garden and has been fitted with a gas fire, which is the focal point of the room and will be ideal for those cosy winter nights. The modern kitchen is located to the rear of the property and has been fitted with a range of gloss wall and base units, offering an abundance of storage. Appliances include double oven, induction hob and dishwasher.

To the upper floor of the accommodation, you have three good sized bedrooms, two large doubles and one single bedroom all of which have been carpeted. The family bathroom has been finished beautifully with W.C., hand basin, bath tub and shower over bath. In addition, the loft has been fully boarded and fitted with hatch and ladder.

Externally to the rear of the property, you have a single garage and private driveway, which can accommodate at least two cars and has been fitted with an EV charging point. The low maintenance garden to the front of the property backs onto woodland that is part of Carlisle Park and has been fully paved with decking area, making it the ideal place for relaxation.

A must view to appreciate the space on offer.

MEASUREMENTS

Lounge: 12'7 x 12'7 (3.84m x 3.84m)

Dining Room: 18'11 x 9'8 (5.77m x 2.95m)

Kitchen: 8'5 x 11'6 (2.57m x 3.51m)

Bedroom One: 12'6 x 11'5 (3.81m x 3.48m)

Bedroom Two: 12'6 x 9'11 Max Points (3.81m x 3.02m Max Points)

Bedroom Three: 8'3 x 8'5 Max Points (2.51m x 2.57m Max Points)

Bathroom: 8'3 x 5'4 (2.51m x 1.63m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Central Gas

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Garage and Private Driveway

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

EPC Rating: D

Council Tax Band: B

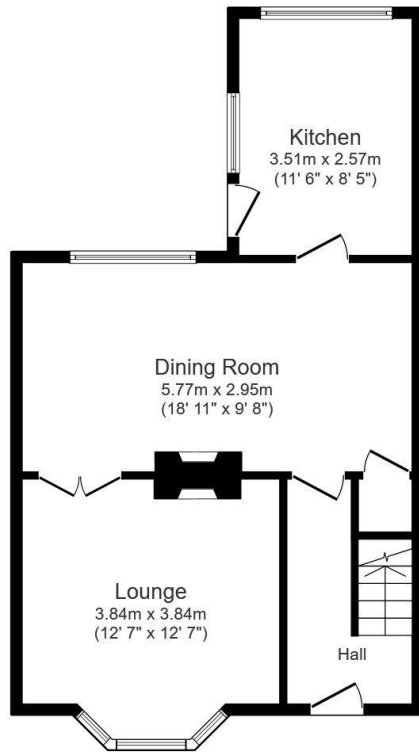
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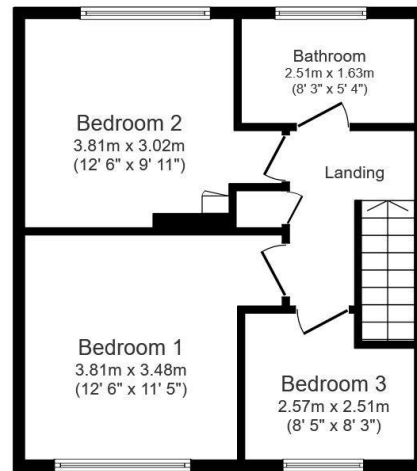
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Ground Floor



First Floor

Total floor area: 85.4 sq.m. (919 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		75 C
55-68	D	64 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.

