



Duncan Gardens | Morpeth | NE61 2PT

Asking Price £170,000

RMS | Rook
Matthews
Sayer



2



1



1

Spectacular Terraced Home

Spacious Modern Kitchen

Two Bedrooms

Bright and Airy Rooms

Desirable Location

Stunning Rear Garden

Open Plan Lounge/Diner

Freehold

For any more information regarding the property please contact us today



Guaranteed to impress, sits this spectacular two bedroomed terraced home with a stunning rear garden on Duncan Gardens, Morpeth. Tucked away within a small and well established cluster of homes, this location is a popular choice with house hunters, due to its proximity not only to Abbeyfield's first school, but is also within walking distance to the historic town of Morpeth, where you can enjoy the hustle and bustle of local bars, restaurants, bi-weekly markets and of course the fabulous River Walks. Overall we anticipate a high level of interest.

The property briefly comprises:- Entrance leading straight into spacious modern kitchen, which has been fitted with a range of wall and base units, offering ample storage. Appliances include an electric oven with a four-ring gas hob and extractor fan. You have space to house your own fridge/freezer and washing machine. The open plan lounge/diner is a fantastic space to relax, with a picture perfect view over the rear garden to enjoy. Currently fitted with carpets throughout, modern décor and an electric fire with surround.

To the upper floor of the accommodation, you have two generous sized double bedrooms, both of which have been carpeted throughout and offer excellent storage. The family bathroom has been fitted with a hand basin, W.C., and a walk-in shower.

Externally, you have a small paved area to the front, whilst to the rear, you have a wonderful garden to enjoy. Currently laid to lawn with patio area, this garden is full of life, a perfect space for those who enjoy outdoor living. On-street parking available.

Early viewings are recommended, not to be missed.

MEASUREMENTS

Lounge: 13'11 x 12'7 (4.24m x 3.84m)

Dining Area: 15'11 x 8'3 (4.85m x 2.51m)

Kitchen: 11'5 x 9'7 (3.48m x 2.92m)

Bedroom One: 15'11 x 9'9 Max Points (4.85m x 2.97m Max Points)

Bedroom Two: 12'10 x 7'9 Max Points (3.91m x 2.36m Max Points)

Bathroom: 6'5 x 5'10 (1.96m x 1.78m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: On Street Parking

TENURE

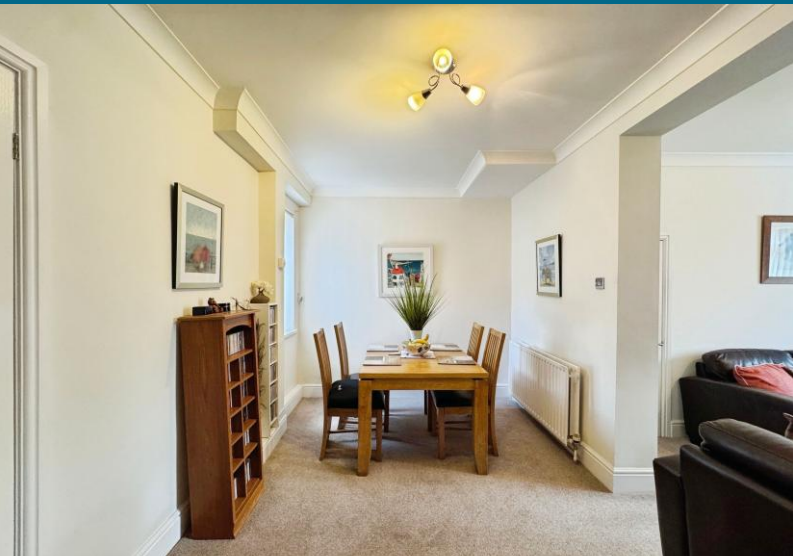
Freehold; It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

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

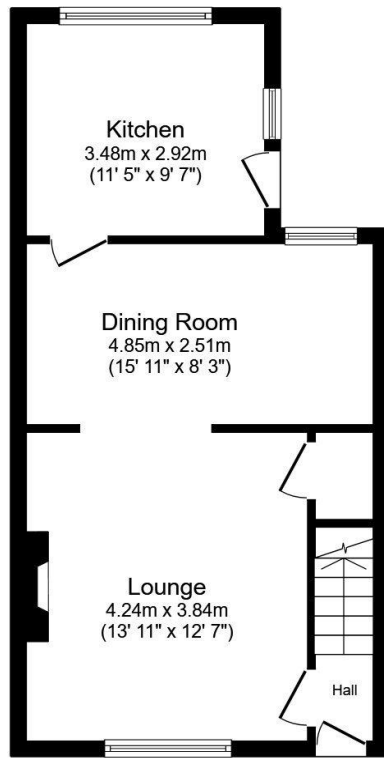
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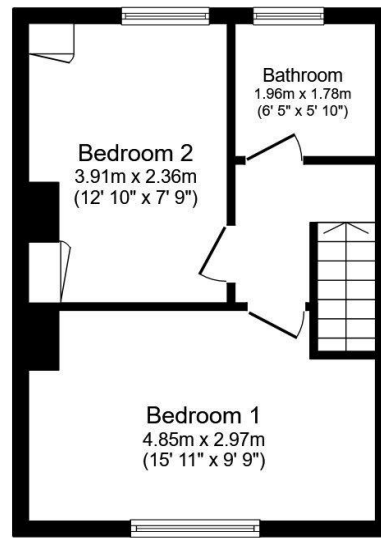
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Ground Floor



First Floor

Total floor area: 73.9 sq.m. (796 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	72 C	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 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.

