



Duncan Gardens | Morpeth | NE61 2PT

Asking Price £165,000

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1

Spectacular Terraced Home

Modern Décor

Two Bedrooms

Relaxing Enclosed Garden

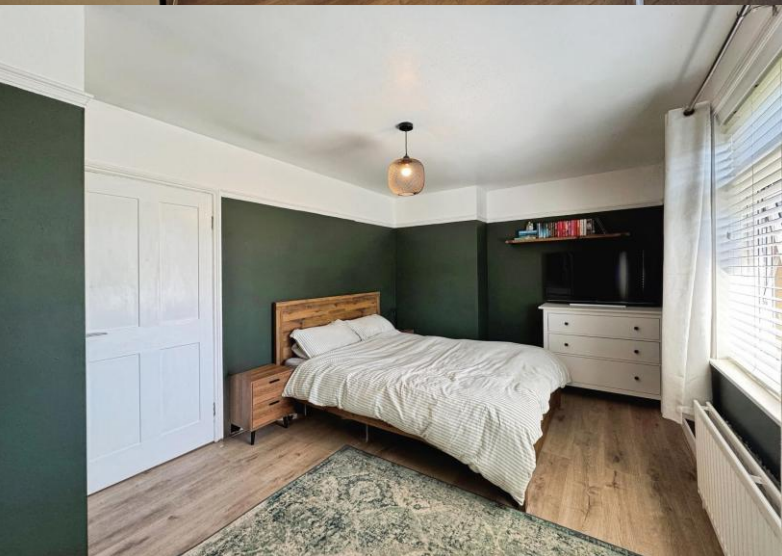
Fantastic Corner Position

Generous Sized Driveway

Bright and Airy Rooms

Freehold

For any more information regarding the property please contact us today



T: 01670 511 711

morpeth@rmsestateagents.co.uk

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Very rarely found on the market, sits this spectacular two bedroomed terraced home on Duncan Gardens, Morpeth. The property boasts a fantastic corner position, tucked away within a small and quiet cluster of homes, offering ample off-street parking and a large garden to the rear. Duncan Gardens 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 centre, where you will find an array of local bars, restaurants, shopping delights and River walks to choose from.

The property briefly comprises:- Entrance porch, leading straight into the modern kitchen offers views over the front driveway and has been fitted with a range of wall and base units offering an abundance of storage. Integrated appliances include gas hob and electric oven. The lounge is a great space for families and has been finished with hard wood flooring and neutral colours. You further benefit from a separate utility area.

To the upper floor of the accommodation, you have two generous sized double bedrooms, both of which have been finished with wood flooring and modern décor. The family bathroom has been partially tiled and fitted with a basin, W.C., bath and shower attachment.

Externally, to the front of the property you have a generous sized driveway offering ample off-street parking for several cars. Whilst to the rear of the property there is an enclosed garden which has been laid to lawn offering peace and quiet. The garden is the perfect place for relaxation and will be a real winner for those who enjoy outdoor entertaining.

This could be a fantastic property for a first-time buyer or someone looking for a property within a highly requested area of Morpeth!

MEASUREMENTS

Porch: 6'5 x 4'3 (1.98m x 1.31m)

Kitchen: 12'6 x 8'2 (3.81m x 2.49m)

Lounge: 12'6 x 13'11 (3.81m x 4.24m)

Utility Room: 2'10 x 8'2 (0.64m x 2.49m)

Bedroom One: 15'9 x 9'8 Max Points (4.80m x 2.95m Max Points)

Bedroom Two: 8'10 x 12'10 Max Points (2.69m x 3.91m Max Points)

Bathroom: 6'0 x 6'6 (1.83m x 1.98m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: 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: C

Council Tax Band: A

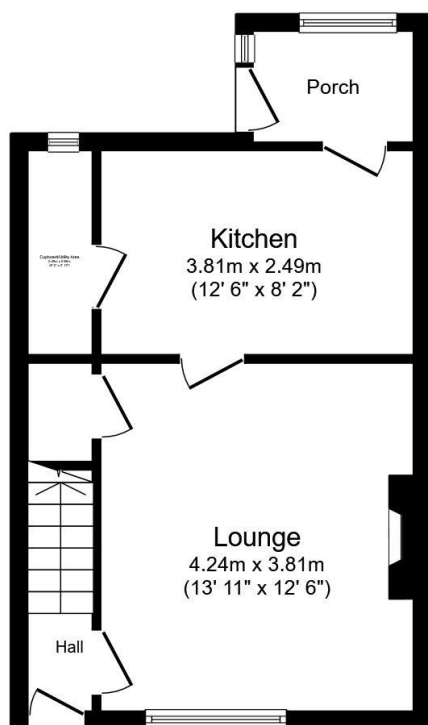
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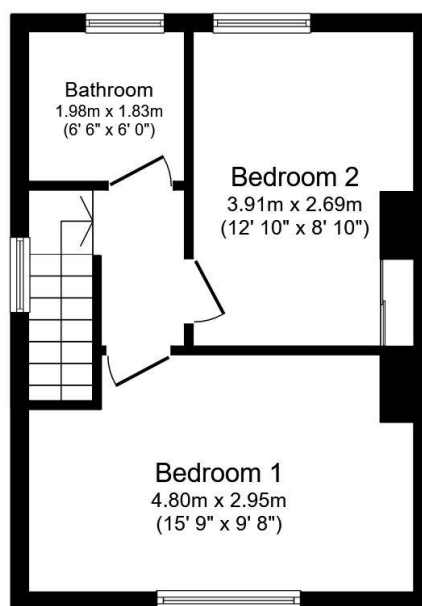
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Ground Floor

Floor area 34.9 sq.m. (376 sq.ft.)



First Floor

Floor area 32.1 sq.m. (345 sq.ft.)

Total floor area: 67.0 sq.m. (721 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	79 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.

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