



Eldon Place | Morpeth | NE61 2GY

Asking Price £237,500

RMS | Rook
Matthews
Sayer



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Immaculately Presented Home

No Onward Chain

Two Bedrooms

Beautiful Enclosed Garden

Desirable Location

Private Driveway

Bright and Airy Kitchen/Diner

Freehold

For any more information regarding the property please contact us today



Immaculately presented two bedroomed semi-detached family home, located on the ever-desirable St Georges Wood development. Located on Elsdon Place, the property boasts a fantastic location and is always in high demand with families, not only as it is a stone's throw from King Edwards VI school, but you are also within walking distance from the bustling and historic town of Morpeth, where you will find an array of local bars, restaurants and shopping delights to choose from. Internally the property boasts spacious and airy rooms. Thanks to its current owner, this home has been thoughtfully upgraded throughout, with high end fixtures and fittings which are evident, meaning you can move straight in and enjoy luxury living.

The property briefly comprises:-Entrance straight into a stunning, bright and airy kitchen/diner, with floods of natural light and a great space to enjoy an evening meal. The high spec kitchen has been fitted with a range of modern wall and base units, offering an abundance of storage. Integrated appliances include a fridge freezer, electric oven, four ring gas hob and washing machine. This leads seamlessly through to the lounge, where you are greeted by a picture-perfect view over the rear garden and direct access via the double patio doors. Finished in a neutral modern décor with wood flooring and complimented with a gorgeous electric fire place. You further benefit from a downstairs W.C.

To the upper floor of the accommodation, there are two generous sized double bedrooms, with the main master having recently been fitted with large wardrobes, offering excellent storage. Both rooms have been tastefully finished with modern décor and carpeted throughout. The family bathroom has been upgraded to include W.C., hand basin, bath tub and shower over bath.

Externally to the front of the property, you have a private driveway which can accommodate two parking spaces, whilst to the rear you have a beautiful enclosed garden, which has been laid to lawn with an upgraded and modern patio area. The garden is an ideal space for growing families to enjoy the outdoors.

With no onward chain, we would highly recommend an early viewing. Please call us now to arrange your viewing.

MEASUREMENTS

Lounge: 13'5 x 9'0 (4.09m x 2.74m)

Kitchen/Diner: 14'11 x 13'5 Max Points (4.55m x 4.09m Max Points)

W.C: 5'6 x 2'10 (1.70m x 0.64m)

Bedroom One: 13'5 x 9'3 (4.09m x 2.82m)

Bedroom Two: 13'5 x 8'0 (4.09m x 2.44m)

Bathroom: 6'5 x 6'4 (1.96m x 1.93m)

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: B

Council Tax Band: B

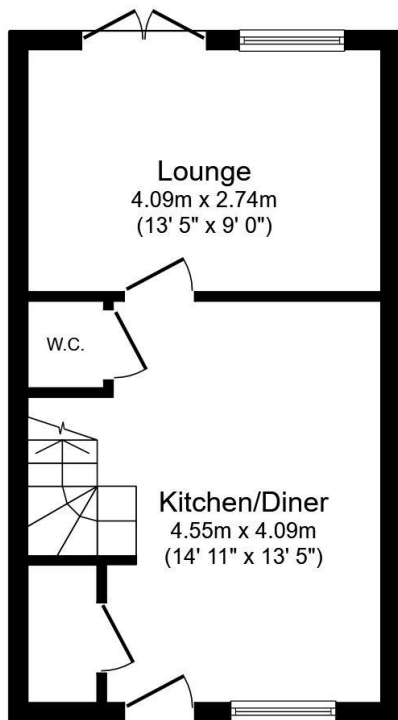
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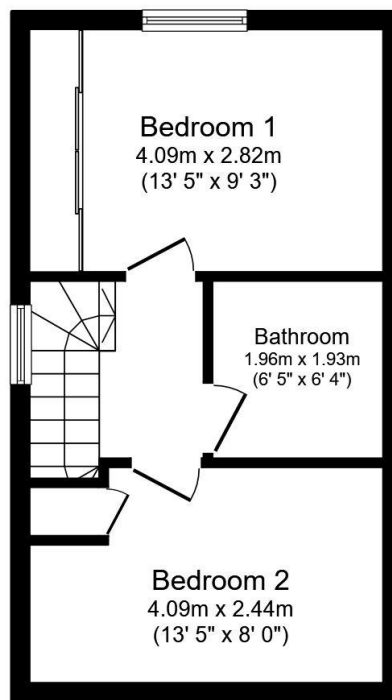
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Ground Floor
Floor area 29.6 sq.m. (318 sq.ft.)



First Floor
Floor area 29.6 sq.m. (318 sq.ft.)

Total floor area: 59.1 sq.m. (636 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		97 A
81-91	B	83 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 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.

