



Green Acres | Morpeth | NE61 2AD

Offers In Excess Of £200,000

RMS | Rook
Matthews
Sayer



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1

Lovely Semi Detached Bungalow

No Onward Chain

Three Bedrooms

Generous Enclosed Garden

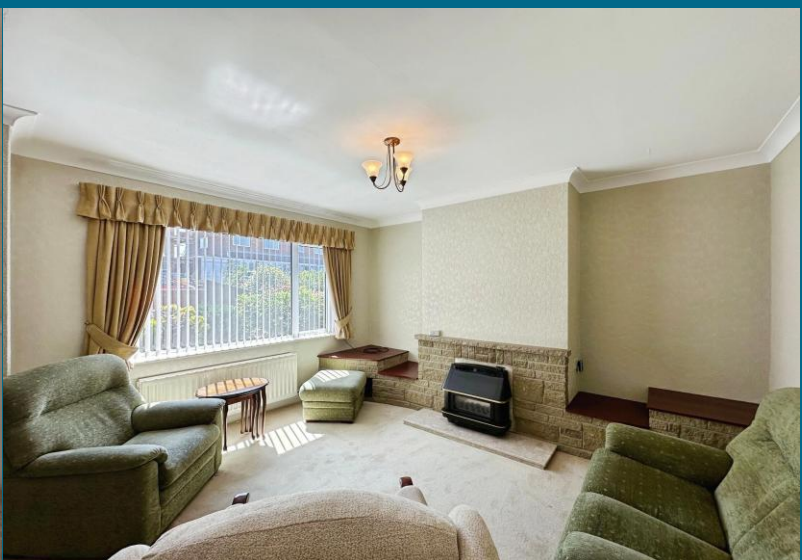
Ever-Desirable Location

Driveway plus Garage

Idyllic Sunroom

Freehold

For any more information regarding the property please contact us today



Nestled in a peaceful area of Morpeth, and offering a large garden to the rear, this semi-detached bungalow is ideal for those looking to put their own stamp on their forever home. Situated on Green Acres, Morpeth, this is an ever-desirable location with house hunters due to its location to Morpeth town centre. The historic town of Morpeth is only a short drive away, where you are greeted with an array of local bars, restaurants and delightful river walks to choose from.

The property briefly comprises: Entrance porch, a spacious bright and airy lounge which offers views of the front garden. The lounge has been fitted with a gas fire, which is the focal point of the room and will be ideal for those cosy winter nights. To the rear of the property there is the kitchen, which has been fitted with a range of wood wall and base units, offering excellent storage. This leads seamlessly into the sunroom, which offers picture perfect views of the rear garden.

To the other end of the living accommodation, you have three good sized bedrooms, two doubles and one single. All bedrooms have been carpeted. The main family bathroom has been fitted with a basin, W.C, and shower.

Externally, the property has a private driveway, small gravel area and a single garage with additional on street parking available. Whilst to the rear of the property, there is a generous sized enclosed garden, which has been laid to lawn with patio area making it ideal for outdoor entertaining.

With no onward chain, we anticipate interest levels to be high so call now to organise your viewing.

MEASUREMENTS

Porch: 5'2 x 5'0 (1.58m x 1.52m)

Lounge: 16'2 x 13'4 (4.93m x 4.06m)

Kitchen: 7'9 x 10'5 (2.36m x 3.18m)

Sunroom: 13'1 x 7'11 (3.99m x 2.41m)

Bedroom One: 10'5 x 11'5 (3.18m x 3.48m)

Bedroom Two: 10'11 x 8'5 (3.33m x 2.57m)

Bedroom Three: 6'10 x 11'0 (2.08m x 3.35m)

Bathroom: 7'7 x 7'1 Max Points (2.31m x 2.16m Max Points)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal / Coverage Blackspot: No

Parking: Private Driveway and 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: D

Council Tax Band: B

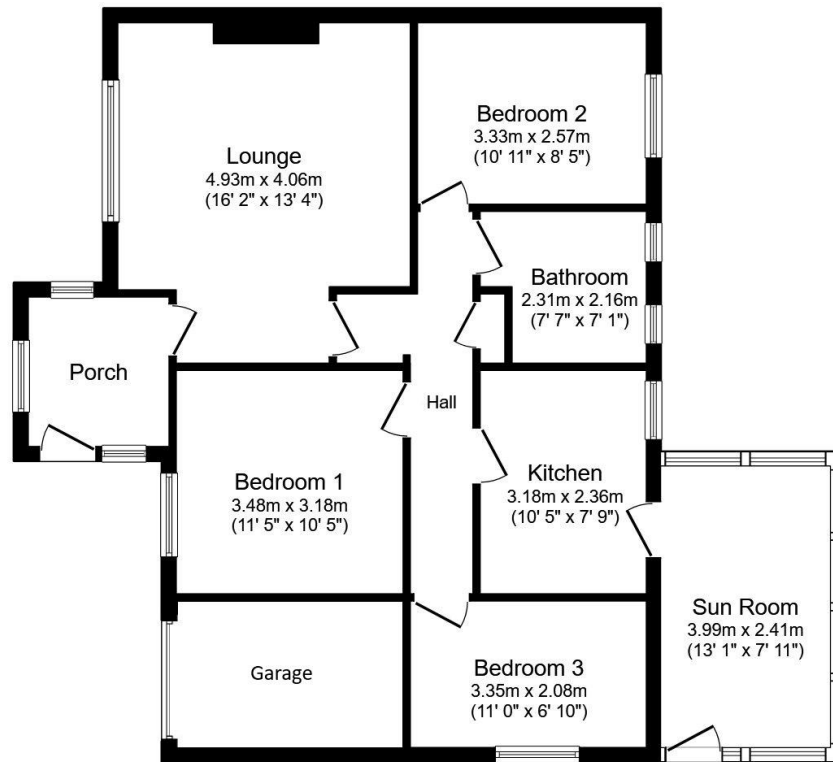
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Floor Plan

Total floor area: 79.6 sq.m. (857 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	67 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.



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