



Abbey Meadows | NE61 2BA | NE61 2BA

Asking Price £315,000

RMS | Rook
Matthews
Sayer



4



2



1

Spacious Semi-Detached Home

Bright and Airy Rooms

Four Bedrooms

Low Maintenance Rear Garden

Highly Requested Area

Private Driveway plus Garage

Separate Dining Room

Freehold

For any more information regarding the property please contact us today



Sitting in a prime position on the highly requested area of Kirkhill, we have a four bedroomed semi-detached family home on Abbey Meadows. The property boasts a tremendous plot and internally offers a vast amount of space. Kirkhill 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 into a generous sized hallway, from which the lounge can be accessed. The spacious lounge has been fitted with carpet and electric fire, which is the focal point of the room and will be ideal for those cosy winter nights. There is a separate dining room, which is a great space for families, with plenty of room for your dining table and chairs. The modern kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Integrated appliances include gas hob and electric oven. To front of the property, there is a downstairs bedroom which could be used as a home office to suit. You further benefit from a separate utility room, which provides direct access into the garage.

To the upper floor of the accommodation, you have three good sized bedrooms all offering fantastic space, two doubles and one single, all rooms have been carpeted throughout. The master bedroom benefits from a large, fitted wardrobe offering excellent storage. The second bedroom is extremely bright and airy, due to the dual aspect windows. The family bathroom has been finished with W.C., hand basin, bathtub and separate shower.

Externally to the front of the property, you have a garage and driveway which can accommodate at least two cars, along with a large grassed area. Whilst to the rear of the property, there is a fully paved low maintenance garden, which has that all important South Westerly aspect, making it ideal for sun worshippers.

Early viewings are highly recommended to appreciate the space on offer.

MEASUREMENTS

Porch: 6'8 x 4'1 (2.07m x 1.24m)
Lounge: 12'4 x 14'0 (3.76m x 4.27m)
Dining Room: 12'4 x 14'2 (3.76m x 4.32m)
Kitchen: 8'0 x 14'0 Max Points (2.44m x 4.27m Max Points)
Utility Room: 7'5 x 7'1 (2.26m x 2.16m)
Bedroom One: 12'9 x 12'5 (3.89m x 3.78m)
Bedroom Two: 10'9 x 10'10 (3.28m x 3.30m)
Bedroom Three: 7'11 x 9'9 (2.41m x 2.97m)
Bedroom Four: 10'11 x 7'5 (3.33m x 2.26m)
Bathroom: 8'0 x 9'2 Max Points (2.44m x 2.79m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private driveway and Garage

TENURE

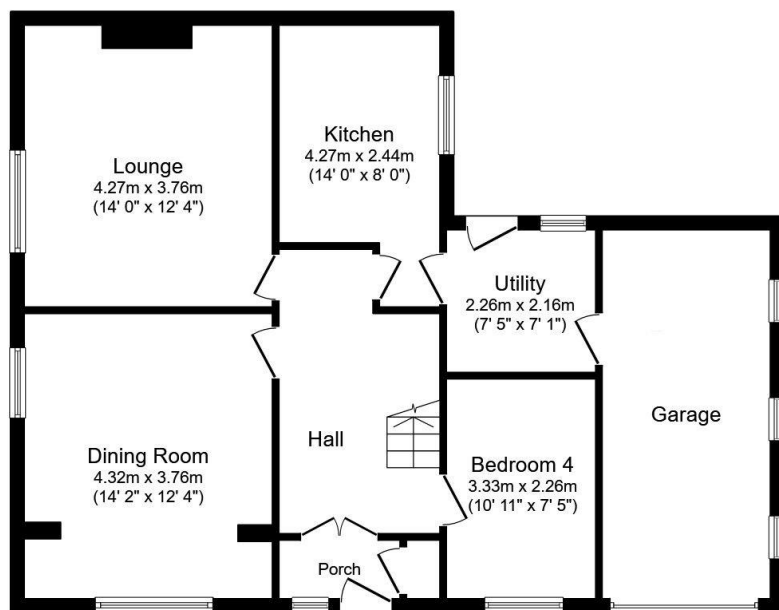
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

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.

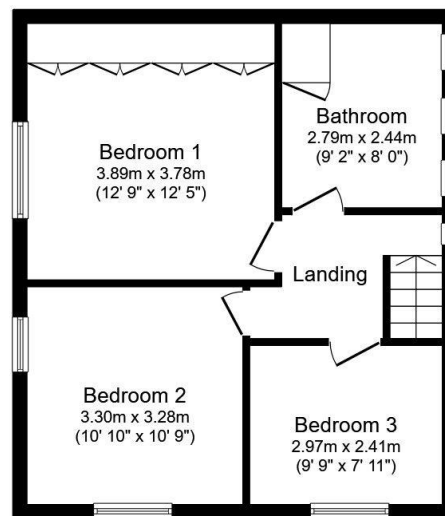
EPC Rating: TBC
Council Tax Band: D

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Ground Floor



First Floor

Total floor area: 128.6 sq.m. (1,384 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

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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.

