



Fontside | Mitford | NE61 3PS

Offers In The Region Of £240,000

RMS | Rook
Matthews
Sayer



3



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1

Charming Semi-Detached Home

No Onward Chain

Three Bedrooms

Mature Rear Garden

Picturesque Village

Private Driveway

Generous Sized Kitchen Diner

Freehold

For any more information regarding the property please contact us today



Very rarely found on the market, sits this charming three bedroomed semi-detached family home, located on the ever-desirable Fontside, Mitford. The property offers an ideal quiet cul-de-sac location, offering peaceful living to its new owners. Mitford itself is a picturesque village, just a 2-mile drive away from the historic town of Morpeth, with local amenities such as The Plough Inn local country pub and village hall. Mitford also falls within the catchment area for Morpeth's schools, making it ideal for families. Internally the property offers spacious rooms throughout, with scope to put your own stamp on your new forever home! Whilst to the rear of the property, there is a one-of-a-kind enclosed garden.

The property briefly comprises:- Entrance hallway, spacious lounge has been fitted with carpet and offers views over the front garden. The generous sized kitchen diner, is located to the rear of the property and is a great space for families, with ample room for your own dining table and chairs. The kitchen has been fitted with a range of wood wall and base units offering, an abundance of storage. This leads seamlessly into the conservatory, which offers fantastic views over the rear garden, which can be accessed via large patio door. You further benefit from a separate utility room and a handy downstairs W.C.

To the upper floor of the accommodation, you have three bedrooms, two doubles and one large single, all of which have been carpeted throughout. All bedrooms benefit from built in wardrobes, offering excellent storage. The family bathroom has been fitted with a basin, W.C. and bath with shower attachment.

Externally, to the front of the property, there is a private driveway and small grassed area. To the rear of the property, there is a mature garden with established lawn and shrubs. The garden is full of vibrancy and life and offers you your very own tranquil oasis to relax in. The garden is a sheer credit to its current owners and will suit someone who enjoys outdoor living at its finest.

With no onward chain, we anticipate interest to be high. Call now to arrange your viewing.

MEASUREMENTS

Lounge: 11'1 x 14'5 (3.38m x 4.39m)

Kitchen/Diner: 19'4 x 10'5 (5.89m x 3.18m)

Conservatory: 10'6 x 7'1 (3.20m x 2.16m)

Utility Room: 8'6 x 6'1 (2.59m x 1.85m)

W.C: 2'4 x 4'3 (0.73m x 1.31m)

Bedroom One: 12'1 x 10'10 Max Points (3.68m x 3.30m Max Points)

Bedroom Two: 9'2 x 14'7 (2.79m x 4.45m)

Bedroom Three: 8'9 x 7'10 Max Points (2.67m x 2.39m Max Points)

Bathroom: 5'7 x 6'4 (1.70m x 1.93m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

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.

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

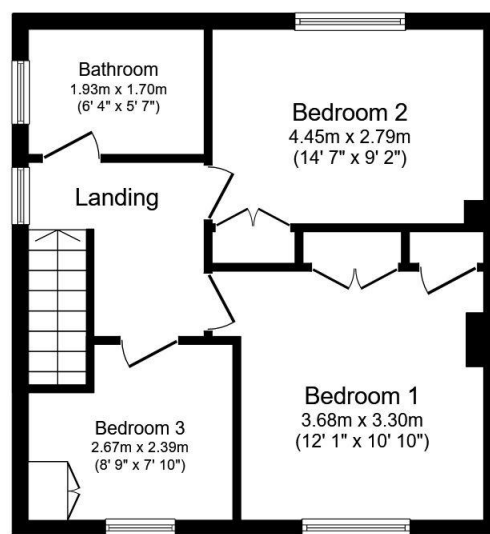
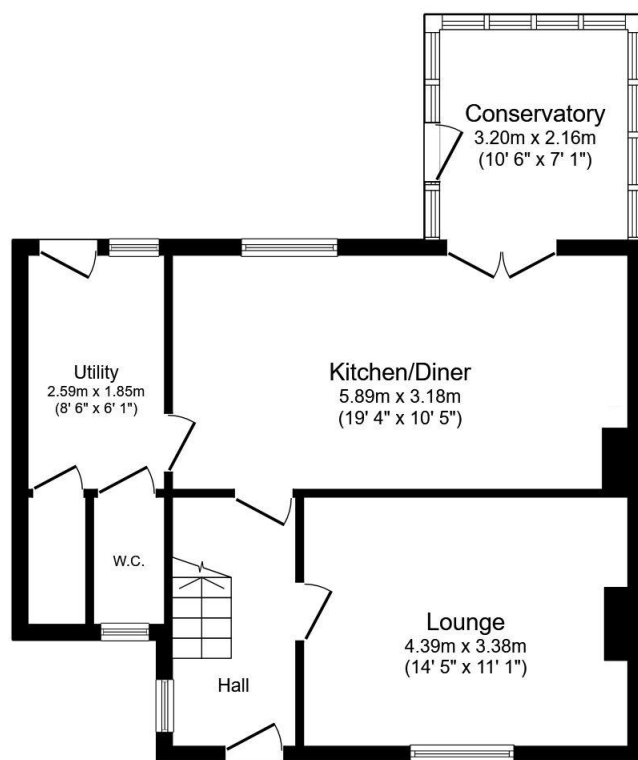
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Total floor area: 99.7 sq.m. (1,073 sq.ft.)

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 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.

