



Turner Square | Morpeth | NE61 2JA

Asking Price £280,000

RMS | Rook
Matthews
Sayer



4



1



2

Beautifully Presented Link-Detached Home

Modern Décor

Four Bedrooms

Walking Distance to Morpeth

Fantastic Location

Stunning Generous Sized Garden

Spacious Open Plan Kitchen & Dining Area

Driveway plus Garage

For any more information regarding the property please contact us today



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Guaranteed to impress, sits this beautifully presented four bedroomed link-detached home on Turner Square, Stobhill. This is a highly requested area due to its proximity to not only Morpeth train station and main motorways, fantastic for those who need to commute, but an ideal location for walking distance into the bustling town centre of Morpeth, where you have a great choice of local bars, restaurants and shopping delights to choose from. The property itself is nestled within a small development of homes, whilst internally offering a quirky layout with quality fixtures and fittings throughout, meaning you can move straight in.

The property briefly comprises:- Entrance hallway, downstairs W.C, bright and airy lounge with light beige carpets and modern décor, plus double patio doors leading into the rear garden. The spacious open plan kitchen and dining area, makes full use of the garden views through the patio doors to the rear and offers ample space for your own dining table with chairs. The high spec kitchen has been fitted with modern wall and base units, offering an abundance of storage and integrated appliances to include four ring gas hob, electric oven, fridge/freezer, dishwasher and washing machine.

To the upper floor of the living accommodation, you have four good sized bedrooms, two doubles and two singles, all of which have been carpeted throughout and finished with modern décor. The master bedroom further benefits from large fitted wardrobes, providing excellent storage and its own en-suite shower room. The family bathroom has been finished with W.C., hand basin, bath and hand-held shower hose.

Externally you have a garage to the front, which also offers double patio doors to the rear, to access the garden directly. The garage benefits from power sockets and lighting. To the rear, you have a generous sized level grassed garden with patio, which is ideal for those who enjoy outdoor living. The garden pops with colour and vibrancy, with an abundance of fruit trees, a raised bed and an outside tap, offering the perfect place for relaxation. The garden has a lovely South/South Westerly aspect.

Guaranteed to impress, we recommend early viewing appointments.

MEASUREMENTS

Lounge: 20'1 x 10'6 (6.10m x 3.20m)
Kitchen/Diner: 18'2 x 9'2 Max points (5.53m x 2.79m) Max points
W.C: 6'2 x 2'11 (1.88m x 0.64m)
Bedroom One: 16'11 x 8'10 (5.16m x 2.69m)
En-Suite: 6'7 x 6'2 Max points (2.00m x 1.88m) Max points
Bedroom Two: 11'2 x 9'4 Max points (3.40m x 2.84m) Max points
Bedroom Three: 8'4 x 7'5 Max points (2.54m x 2.26m)
Bedroom Four/Office: 7'10 x 7'5 (2.39m x 2.26m)
Bathroom: 7'3 x 6'2 (2.21m x 1.88m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Garage and 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.

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

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: C
Council Tax Band: C

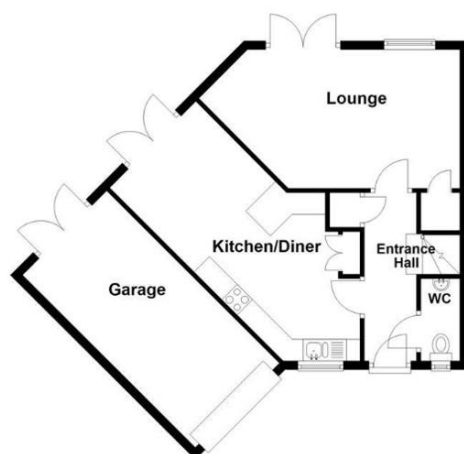
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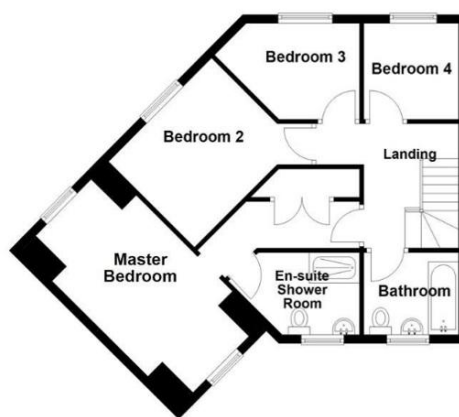
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First Floor



Ground Floor

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		83 B
69-80	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.

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.

