



The Pastures Morpeth

- Three bedrooms
- Detached bungalow
- Garage and parking for three cars
- Front and rear gardens
- Walking distance to town centre

Asking Price: £ 285,000



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The Pastures

Morpeth

Fabulous opportunity to purchase this spacious three bedroomed detached bungalow on The Pastures and has just been fully re-pointed. The property sits on a large plot within the highly requested area of Kirkhill which is within walking distance to the historic Town Centre of Morpeth where you will find an array of local bars, restaurants and shopping delights to choose from. We anticipate interest will be high so early viewings are recommended.

The property briefly comprises:- Entrance hallway which leads through to a bright and airy modern and generous lounge which has been beautifully finished with a brick feature tv unit and moder décor. The high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Integrated appliances include fridge, 2-year-old dishwasher, oven and four-ring gas hob.

There are three good sized bedrooms, two doubles and one single. The master bed and the third bed come with ample storage in the form of fitted wardrobes. The family bathroom has been finished to a great standard being finished with W.C., hand basin and large walk-in shower.

Externally, you have a large driveway that can accommodate at least three cars and a garage. There are fantastic grassed gardens to the front and an enclosed garden to the rear which is low maintenance and ideal for outside entertaining.

Overall, the property has been well looked after and is ready to move straight into.

Lounge	17.20 x 12.60	(5.23m x 3.81m)
Kitchen	12.40 x 10.90	(3.76m x 3.28m)
Bedroom One	12.60 x 11.90	(3.81m x 3.58m)
Bedroom Two	10.90 x 9.90	(3.28m x 2.97m)
Bedroom Three	9.80 x 7.60	(2.95m x 2.29m)
Bathroom	7.60 x 6.80	(2.29m x 2.03m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS CENTRAL HEATING
Broadband: NONE
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY & GARAGE

RESTRICTIONS AND RIGHTS

Listed? NO
Restrictions on property? NO
Easements, servitudes or wayleaves? NO
Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO
Risk of Flooding: Zone 1
Any flood defences at the property: NO
Coastal Erosion Risk: LOW
Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO
Outstanding building works at the property: NO

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

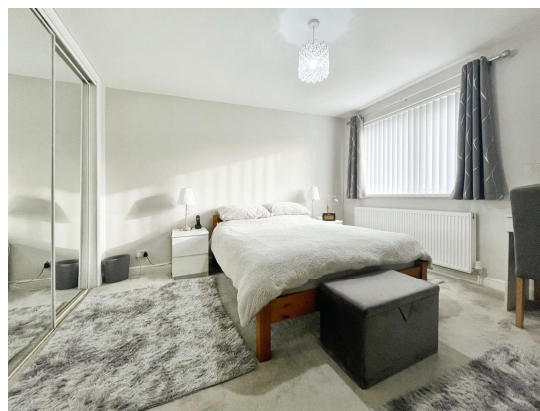
TENURE

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

COUNCIL TAX BAND: C

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 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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