



## Olympia Hill

Morpeth

- Mid terraced house
- Three bedrooms
- Walking distance to town centre
- Loft room with Velux windows
- Multi fuel burner in lounge
- Front and rear gardens

**Offers In Excess Of: £ 300,000**

01670 511711  
17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Olympia Hill, Morpeth

What a super location, so close to the town centre but with that lovely “tucked away” feel. We are pleased to offer to the market this well laid out Edwardian three bedroom home which benefits from a lovely sun room and a useful, generously sized loft area, currently used as a playroom, which is accessed by stairs from the first floor making it perfect for office space or just to create a cosy space to relax in away from it all. Featuring gas central heating and a stylish multi fuel burner, this property is ready to place your stamp on it.

The property briefly comprises:- Entrance porch leading into hallway featuring wood flooring, stairs to the first floor, front room with multi fuel burner and pleasant views of the front garden through the bay window, The spacious open plan kitchen looks out to the rear yard and features a range cooker, Belfast sink, wooden worktops, plentiful cupboard space and an integrated dishwasher. The dining room leads to the relaxing sun room which has French doors to the west facing rear yard.

To the upper floor of the living accommodation, there are two double bedrooms and a good sized single room along with a fully tiled family bathroom which features corner bath, walk in double shower, vanity WC with storage and a vanity wash hand basin with plentiful storage. There is a handy cupboard for storage on the landing and a further door which leads to the staircase for the loft room with velux windows and so much space to use as you wish.

Externally, the front of the property is accessed by a pleasant walkway and feels very private, with a lawned area and the rear yard benefits from being fully paved for low maintenance along with rear lane access.

Call our Morpeth office to book your viewing today!

Lounge: 14'40 into bay x 13'50 into recess (4.37m x 4.09m)  
 Kitchen: 13'50 x 9'50 (4.09m x 2.87m)  
 Dining Room: 12'60 x 10'60 (3.81m x 3.20m)  
 Sun Room: 12'60 x 6'20 (3.81m x 1.88m)  
 Bedroom One: 12'40 x 12'30 (3.76m x 3.73m)  
 Bedroom Two: 12'30 x 8'80 (3.73m x 2.64m)  
 Bedroom Three: 8'70 x 7'70 (2.62m x 2.31m)  
 Family bathroom: 9'90 x 9'70 (2.97m x 2.92m)  
 Loft area: 15'30 x 12'60 (4.65m x 3.81m)

#### PRIMARY SERVICES SUPPLY

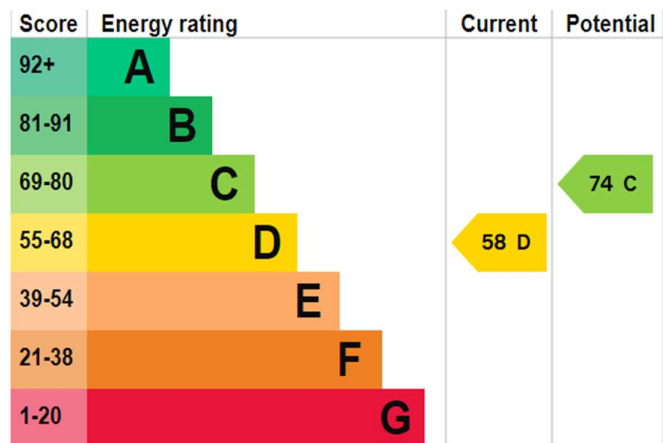
Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains Gas  
 Broadband: TBC  
 Mobile Signal / Coverage Blackspot: No  
 Parking: No parking

#### 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

EPC Rating: TBC  
 Council Tax Band: C

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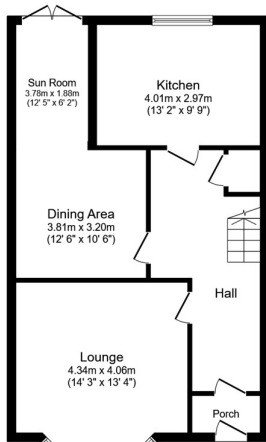
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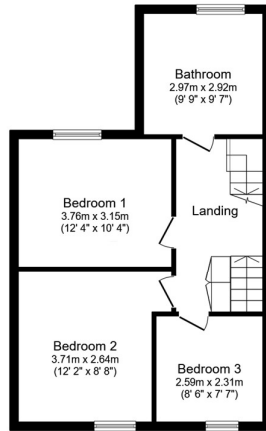
16 Branches across the North-East



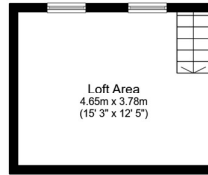
# Olympia Hill, Morpeth



Ground Floor



First Floor



Second 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](http://www.Propertybox.io)



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