



Wansdyke Morpeth

- Detached family home
- Three bedrooms
- Quiet residential development
- Garage and large driveway
- Rear garden with patio area
- No onward chain

Offers In Excess Of: **£ 330,000**

01670 511711
17 Newgate Street, Morpeth

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsstateagents.co.uk

Wansdyke, Morpeth

We have a fantastic opportunity to purchase this extensive three bedroomed detached family home located on Wansdyke, Lancaster Park. This is a quiet residential development in an extremely sought-after location due to its proximity to Morpeth centre where you are greeted by weekly markets, river walks and plenty of bars, restaurants, and shopping wonders not to mention a first, middle and high school, all on your doorstep.

The property briefly comprises:- Entrance hallway which leads straight into a generous lounge with floods of natural light, separate dining area with double patio doors leading straight out into a fabulous garden and downstairs W.C. The kitchen has been fitted with a range of light wood wall and base units, offering an abundance of storage and plenty of space for your own white goods.

To the upper floor of the accommodation, you have three good sized bedrooms all offering fantastic space and excellent storage with bedroom one having fitted wardrobes. All rooms have been carpeted throughout and finished with modern décor. The family bathroom has been fitted with W.C., hand basin, bath and shower over bath.

Externally, you have a small, grassed area to the front with a large driveway which can accommodate at least three cars plus a garage. The garage further benefits from being fully extended and offers an extra utility area within the garage. To the rear you have a beautifully presented garden with patio area which is fully enclosed and laid to lawn. The garden is a great space for relaxation and ideal for those who enjoy outdoor entertaining.

With no onward chain, this property offers plenty of scope to really make it your own and it won't be available for long! Call now to arrange your viewing.

Lounge: 17'10 x 11'9 (5.44m x 3.58m)
 Dining Room: 11'2 x 8'4 (3.40m x 2.54m)
 Kitchen: 9'2 x 7'11 (2.79m x 2.41m)
 W.C: 6'5 x 3'11 (1.96m x 0.95m)
 Bedroom One: 10'10 x 10'3 (3.30m x 3.12m)
 Bedroom Two: 11'9 x 8'0 (3.58m x 2.44m)
 Bedroom Three: 10'3 x 6'9 (3.12m x 2.06m)
 Bathroom: 8'3 x 5'11 (2.52m x 1.80m)

PRIMARY SERVICES SUPPLY

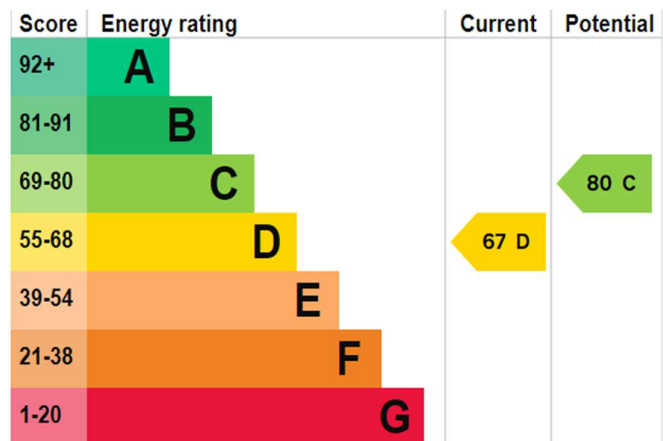
Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains gas
 Broadband: None
 Mobile Signal / Coverage Blackspot: No
 Parking: Garage and driveway

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

EPC Rating: D
 Council Tax Band: D

M00008002.AB.SS.3.5.24.V.2



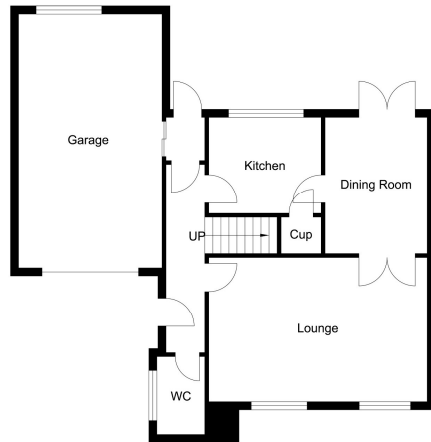
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

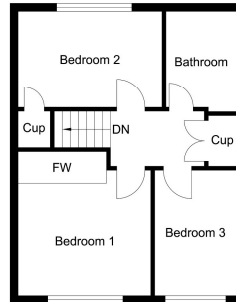
16 Branches across the North-East



Wansdyke, Morpeth



Ground Floor



First Floor

Wansdyke, Morpeth

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



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.

16 Branches across the North-East

