



## Green Acres

### Morpeth

- Semi Detached Bungalow
- Enclosed Rear Garden
- Two Bedroomed
- Peaceful Location
- Garage and Driveway
- No Onward Chain

**Guide Price: £175,000**

01670 511711  
17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Green Acres, Morpeth

For Sale by Auction: Taking bids now. Terms and Conditions apply.

Nestled in a peaceful area of Morpeth, and offering a large garden to the rear, this semi-detached bungalow is ideal for those looking to put their own stamp on their forever home. Situated on Green Acres, Morpeth, this is an ever-desirable location with house hunters due to its location to Morpeth town centre. The historic town of Morpeth is only a short drive away where you are greeted with an array of local bars, restaurants and delightful river walks to choose from.

The lounge is a spacious bright and airy space with view to the front garden. To the rear of the property is the kitchen with large perfect picture window overlooking the garden. The kitchen has been fitted with a range of wall and base units, offering lots of storage. The property further benefits from a rear porch area which provides direct access into the utility room and garage, ideal for extra space.

You have two good sized double bedrooms, and a family shower room which has been fitted with W.C., hand basin and has a enclosed shower.

One of the unique features of this property is its private, rear garden set over different levels. This bungalow presents an excellent opportunity for buyers to add their personal touch and create their dream home.

Externally you have a private driveway to accommodate one car, plus on street parking and a single garage.

With no onward chain, this is a must view.

## MEASUREMENTS

Lounge: 13'3 x 11'4 (4.04m x 3.45m)  
 Kitchen: 10'11 x 10'4 (3.33m x 3.15m)  
 Utility: 7'4 x 7'1 (2.24m x 2.16m)  
 Bedroom One: 11'4 x 10'1 (4.04m x 3.07m)  
 Bedroom Two: 10'11 x 8'3 (3.33m x 2.52m)  
 Shower room: 7'9 x 7'5 Biggest Points (2.36m x 2.26m Biggest Points)  
 Rear Porch: 13'3 x 4'7 (4.04m x 0.11m)  
 Garage: 16'4 x 7'7 (4.98m x 2.31m)

## PRIMARY SERVICES SUPPLY

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

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

## 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: B

M00007865. AB.LB.16/07/24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

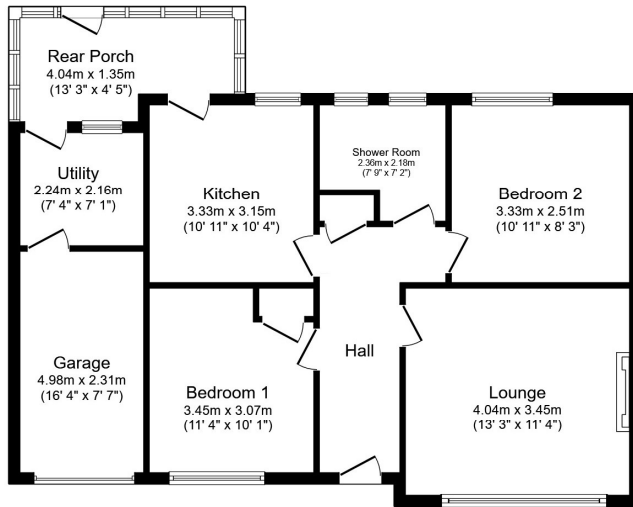
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Floor Plan

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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