



Balmoral Grove

Morpeth

- 38% Shared Ownership
- End Terrace House
- Two Bedroomed
- Downstairs W.C.
- Allocated Parking Sapce
- Leasehold

Asking Price: £66,500

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17 Newgate Street, Morpeth

ROOK
MATTHEWS
SAYER

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Balmoral Grove, Morpeth

We are proud to bring to the market this fantastic two bedroomed family home, located on the ever-desirable St Georges Wood development. Located on Balmoral Grove in Morpeth, the property boasts a fantastic location, not only as it's a stone throw from King Edwards VI school but you are also within walking distance from the bustling and historic town of Morpeth where you will find an array of local bars, restaurants and shopping delights to choose from. This is a well presented, home which is ready to move straight into.

The property is being sold under the shared ownership scheme offering its new owners the chance to purchase a 38% share. More options are available dependant on the buyer. If you feel you meet the criteria, please contact Rook Matthews Sayer and we will happily provide you with further information.

The property briefly comprises:- Entrance hallway, downstairs W.C, spacious open plan kitchen/diner with plenty of room for your dining table and chairs. It has been which has been fitted with laminate flooring throughout and finished with crisp white walls. The kitchen has been fitted with a range of white gloss wall and base units, offering an abundance of storage. Integrated appliances include four ring gas hob and electric oven. This leads nicely into the lounge which is located to the rear and offers views over the rear garden from the double patio doors.

To the upper floor, you have two good sized double bedrooms, both of which have been carpeted throughout and finished with modern decor. The family bathroom includes W.C., hand basin, bath tub and shower over bath.

Externally you have two allocated parking bays to the front of the property, whilst to the rear you have a lovely enclosed garden which has been laid to laws, ideal for those who enjoy outdoor living.

We anticipate interest will be high, call now to organise your viewing today.

Lounge: 12'8 x 8'10 (3.86m x 2.69m)
 Kitchen/Diner: 19'6 x 7'5 Max points (5.94m x 2.26m Max Points)
 W.C: 6'0 x 4'9 (1.83m x 1.49m)
 Bedroom One: 12'8 x 11'3 Max points (3.86m x 3.43m Max Points)
 Bedroom Two: 12'8 x 8'10 (3.86m x 2.69m)
 Bathroom: 7'9 x 5'7 (2.36m x 1.70m)

PRIMARY SERVICES SUPPLY

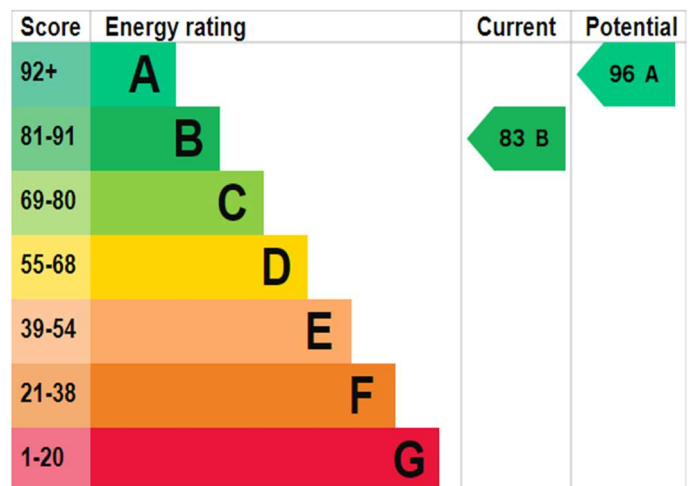
Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Broadband: Fibre to Premises
 Mobile Signal / Coverage Blackspot: No
 Parking: Allocated Parking Space: Allocated Parking

LEASEHOLD

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
 Length of Lease: 125 years from 1st January 2017.

EPC Rating: B
 Council Tax Band: C

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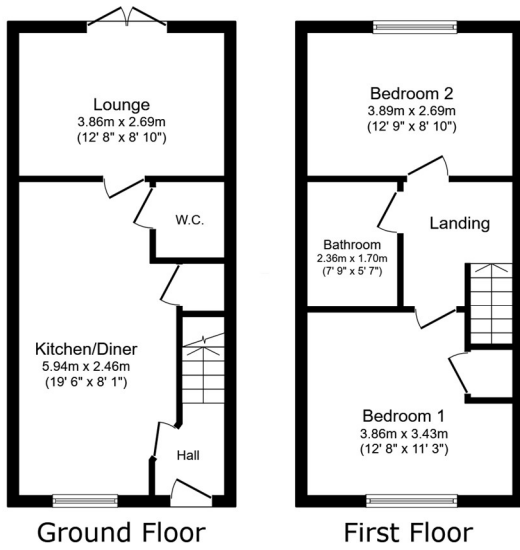
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements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



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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