



Ashley Gardens St Mary Park

- Two bed roomed house
- Fantastic end plot
- Fully renovated
- Private driveway for two cars
- Rear garden with patio area

Offers In Excess Of £195,000



01670 511711
17 Newgate Street, Morpeth NE61 1AW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsestateagents.co.uk

Ashley Gardens

St Mary Park

Simply stunning two bedroomed family home which sits on the ever-desirable Ashley Gardens, St Marys Park., Morpeth. The property boasts a fantastic end plot position, which benefits from an enclosed rear garden and extended private parking which is very unusual to find. Internally the property has been fully renovated with full modern fixtures and fittings, a real credit to its current owners.

The property briefly comprises:- Entrance hallway, downstairs W.C, modern lounge with large built in media wall, open plan kitchen/diner with floods of natural light due to the full-size triple sliding doors leading you straight out to enjoy the garden. The high spec kitchen has been fitted with grey modern units, offering an abundance of storage. Appliances include a ready boiling water tap, fridge/freezer, washer/dryer, dishwasher and four ring gas hob, oven and extractor fan.

To the upper floor, you have two double bedrooms, both of which have been carpeted throughout and finished with modern décor. The family bathroom has been finished to a high standard and fitted with W.C., hand basin, bath and shower over bath.

Externally you have a generous sized level garden with patio area to the rear and a private driveway which spans the side of the property and accessed through large wooden fitted gates to accommodate at least two cars.

Guaranteed to impress, this is a must view!

Lounge	13.09 x 8.08 (4.19m x 2.64m)	
Kitchen/Diner	13.01 x 10.10	(3.99m x 3.30m)	At biggest points
Bedroom One	13.02 x 8.09	(4.01m x 2.67m)	
Bedroom Two	13.02 x 7.09	(4.01m x 2.36m)	At biggest points
Bathroom	7.09 x 6.01	(2.36m x 1.85m)	At biggest points

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

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: B

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

M00007781/AB/SS/30.11.23/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

