



## Tailor Way Morpeth

- Semi Detached Family Home
- Enclosed Rear Garden
- Two Bedroomed
- Two Allocated Parking Spaces
- Modern Decor
- Freehold

**Offers In Excess Of: £190,000**

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17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Tailor Way, Morpeth

Outstanding, semi-detached house built in recent years to a high standard and subsequently, further improved by the current owner.

Quietly located within this popular development with a double width parking bay with enough space for two cars, enclosed landscaped rear garden, small front garden and central heating. Located in Morpeth, just a mere stones throw from the heart of Morpeth centre. Morpeth itself, offers fabulous river walks with many bars, restaurants and shopping delights to choose from.

Offering light and airy accommodation briefly comprising: entrance door leading to lobby area, this in turn leads to an open plan living room with a feature spindle staircase to the first floor. To the rear of the property there is a dining room kitchen which has twin French doors to the garden and an extensive range of high glass finish cabinets with roll top worktops, identical splash back panels, and built in cooking appliances. Completing the ground floor layout is a guest cloakroom.

Leading off from the first-floor landing is two bedrooms, both being doubles, the main bedroom has built in wardrobes. The family bathroom has been finished with hand basin, bath tub and shower over bath.

Externally to the rear you are greeted by a fabulous sized garden which is fully enclosed. The garden will be a real winner for growing families, who enjoy outdoor living.

This property is sure to impress, and we anticipate interest to be high, call now to arrange your viewing.

Lounge: 11'11 x 12'10 (3.63m x 3.91m)  
Dining Kitchen: 11'9 x 12'10 (3.58m x 3.91m)  
Bedroom One: 9'4 x 12'10 (2.84m x 3.91m)  
Bedroom Two: 7'10 x 12'10 (2.39m x 3.91m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Fibre to Premises  
Mobile Signal Coverage Blackspot: No  
Parking: Two Allocated Parking Spaces

#### 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: C

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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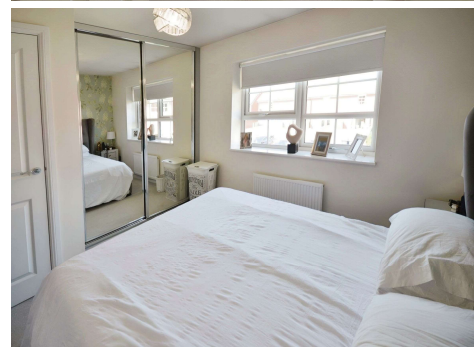
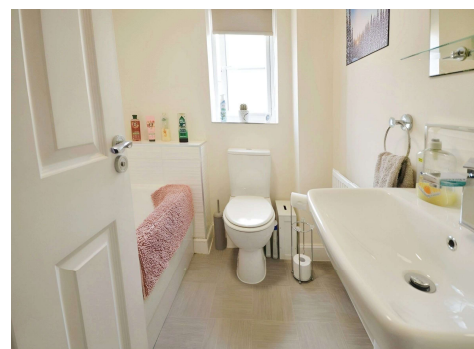
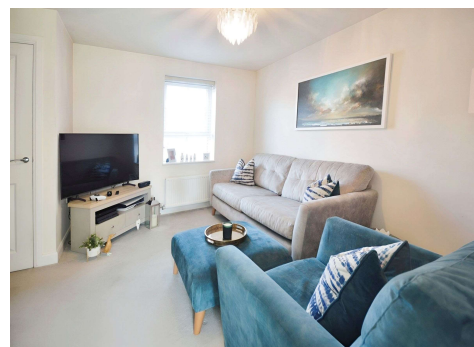
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