



## Sleekburn

### Morpeth

- Semi Detached Home
- Two Bedrooms
- Modern Décor
- No Onward Chain
- Fully Enclosed Garden
- Private Driveway

**Asking Price £138,750**

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# Sleekburn Morpeth

With no onward chain, we are delighted to welcome to the market this beautifully presented two bedroomed semi-detached home on Sleekburn, which sits on the ever-popular Barratts development in Stobhill. This is a fabulous area for house hunters, due to its proximity to the bustling town of Morpeth and being within walking distance to the local train station, making it ideal for commuters. The property itself has been finished to a high standard throughout and 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 75% 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, bright and airy lounge with floods of natural light and finished with neutral décor and beige carpets. The kitchen/diner has been fitted with a range of grey glossed wall and base units, offering great storage. Integrated appliances include a four-ring gas hob, electric oven and extractor fan.

To the upper floor of the accommodation, you have two good sized double bedrooms, both of which have been beautifully finished with modern décor and carpeted throughout, whilst the master bedroom benefits a large cupboard, providing excellent storage. The family bathroom has been fitted with fixtures to include W.C., hand basin, bath and mains shower over bath.

Externally to the front of the property, you have a private driveway which can accommodate at least two cars, whilst to the rear you have a generous sized level garden which has been laid to lawn with patio area. Ideal for those who enjoy outdoor living.

A must view, to appreciate the home on offer.

Lounge: 12'11 x 11'10 (3.94m x 3.61m)  
Kitchen/Diner: 12'9 x 7'2 (3.89m x 2.18m)  
W.C: 6'1 x 3'5 (1.85m x 1.06m)  
Bedroom One: 12'11 x 9'3 (3.94m x 2.82m)  
Bedroom Two: 12'11 x 7'2 (3.94m x 2.18m)  
Bathroom: 6'4 x 6'0 (1.93m x 1.83m)

## PRIMARY SERVICES SUPPLY

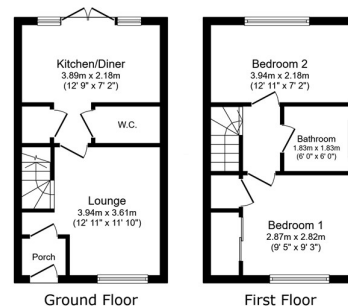
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Cable  
Mobile Signal / Coverage Blackspot: No  
Parking: Private Driveway

## 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: 999 years from 30th September 2021.

EPC Rating: B  
Council Tax Band: C

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This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No liability is accepted for any errors or omissions. The buyer must verify the accuracy of the information provided. The seller is not responsible for any errors or omissions. A party must read the full terms and conditions of sale.

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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