



## Tailor Way

### Morpeth

- Semi-Detached
- Three Bedrooms
- Desirable Location
- Ensuite Shower Room
- Enclosed Rear Garden
- Freehold

**Asking Price: £230,000**

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# Tailor Way Morpeth

Immaculately presented and guaranteed to impress, sits this three bedroomed family home, located on Tailor Way, which sits on the ever-desirable Barratts home development in Stobhill. The property itself offers a fabulous position tucked away within the development, offering its new owners peaceful living, whilst internally, the property has been finished to a high standard throughout by its current owners, meaning it is ready to move straight into.

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive bright and airy lounge which has been fitted with light grey carpets and finished with modern décor throughout. The kitchen /diner offers superb views of the rear garden with access via double patio doors. The high spec kitchen has been fitted with a range of high gloss wall and base units, offering an abundance of storage. Integrated appliances include fridge/freezer, dishwasher, washing machine, electric oven and four-ring gas hob.

To the upper floor of the accommodation, you have three generous sized bedrooms, two large double bedrooms, and one single which could also be used as an office to suit your needs. All rooms have been carpeted throughout and beautifully finished with modern décor, whilst the master bedroom further benefits from its own en-suite shower room. The family bathroom has been partially tiled and complimented with fixtures to include W.C., hand basin, bath and mains shower over bath.

Externally, to the front of the property you have two allocated parking spaces, whilst to the rear you have a beautifully presented, fully enclosed level grassed garden, which has been laid to lawn with two patio areas. You further benefit from an impressive year round garden office with electric and internet connection. The garden will be a real winner for those who enjoy outdoor entertaining.

A must view to appreciate the home on offer.

Lounge: 16'1 x 11'9 (Max points) (4.90m x 3.58m Max Points)  
 Kitchen: 15'0 x 10'5 (4.57m x 3.18m)  
 W.C: 5'2 x 3'0 (1.57m x 0.91m)  
 Bedroom One: 11'8 x 8'5 (3.56m x 2.57m)  
 En-Suite: 8'5 x 4'5 (Max points) (2.57m x 1.37m Max Points)  
 Bedroom Two: 10'1 x 8'5 (Max points) (3.07m x 2.57m Max Points)  
 Bedroom Three: 8'9 x 6'3 (2.67m x 1.91m)  
 Bathroom: 6'2 x 5'6 (1.88m x 1.68m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains gas  
 Broadband: Fibre to premises  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Allocated Parking

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: The estate is still under completion

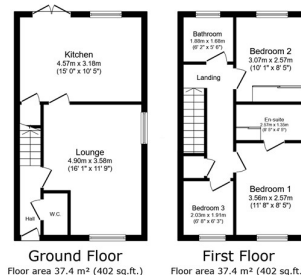
## TENURE

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

M00008099.LB.JD.14/04/25.V.2



TOTAL: 74.8 m<sup>2</sup> (805 sq.ft.)  
 This floor plan is for illustration purposes only. It is not shown to scale. All measurements, floor areas (including any area from small, openings and overhangs) are approximate. No checks are guaranteed. They should be taken prior to any purchase 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. Prepared by www.propertybox.co.uk

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		

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