



The Pastures

Morpeth

- Spacious Semi Detached Home
- Enclosed Rear Garden
- Three Bedrooms
- Private Driveway plus Garage
- Superb Location
- Freehold

Asking Price £230,000

01670 511 711
morpeth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

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

The Pastures Morpeth

Spacious three-bedroomed semi-detached family home. Located on The Pastures, this home offers a superb location, with large spacious rooms internally and a lovely enclosed garden to the rear, with scope to put your own stamp on your new forever home! This area is hugely attractive to house hunters, not only due to being walking distance to the local first school, but Morpeth town Centre is a short trip away where you have an array of local bars, restaurants and river walks all on your doorstep.

The property briefly comprises:- Entrance hallway, cloakroom, good sized open plan lounge/diner which offers floods of natural light due to the double aspect views. This is a great space for families with ample space for your dining table and chairs. The lounge offers views over the front garden due to the large picture-perfect window. The kitchen has been fitted with a range of wood wall and base units, offering an abundance of storage. Appliances include electric hob and oven. You further benefit from a separate utility room.

To the upper floor of the accommodation, you have three good sized bedrooms, two large doubles and one single. All rooms have been carpeted throughout. The master bedroom further benefits from fitted wardrobes offering excellent storage. The family bathroom has been fitted with hand basin, bath and shower over bath. There is a separate W.C.

Externally you have a large grassed garden to the front with a single garage and driveway that can accommodate several cars, making it ideal for a growing family. To the rear you have a fantastic enclosed level garden which has been laid to lawn with patio area to enjoy. The garden is a great space for relaxation.

With plenty of potential, this is a must view!

Lounge: 13'66 x 11'50 Max Points (4.16m x 3.50m Max Points)
 Dining Room: 8'66 x 10'75 (2.63m x 3.27m)
 Kitchen: 8'92 x 11'49 (2.71m x 3.50m)
 Utility Room: 8'73 x 8'49 (2.66m x 2.58m)
 Bedroom One: 11'62 x 11'53 Max Points (3.54m x 3.51m Max Points)
 Bedroom Two: 11'62 x 10.88 (3.54m x 3.31m)
 Bedroom Three: 8'49 x 7'68 (2.58m x 2.34m)
 Bathroom: 6'04 x 5'44 (1.84m x 1.65m)
 W.C.: 2'42 x 5'44 (0.73m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains Gas
 Broadband: Fibre to Premises
 Mobile Signal / Coverage Blackspot: No
 Parking: Garage and Driveway

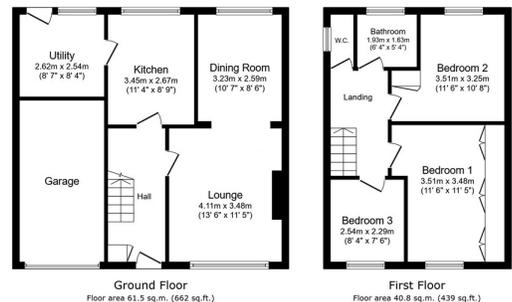
TENURE

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: C

Council Tax Band: C

M00008387.LB.JD.22/04/2025.V.2



Total floor area: 102.3 sq.m. (1,101 sq.ft.)
 This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), ceilings and orientations are approximate. We do not warrant, and cannot be held liable for, the accuracy and do not hold any part of any agreement. No liability is accepted for any errors, omissions or misstatements. A party must rely upon its own inspection. Powered by www.property24.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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.

16 Branches across the North-East

