



Palmerston Avenue | Morpeth | NE61 2GF

Asking Price £300,000

ROOK
MATTHEWS
SAYER

**3****3****2****Immaculate Detached Family Home****No Onward Chain****Three Bedrooms****Stunning Enclosed Garden****En-Suite****Private Driveway plus Garage****Modern Décor****Freehold****For any more information regarding the property please contact us today**

Immaculately presented three bedroomed detached family home, located on the ever-desirable St Georges Wood development. Located on Palmerston Avenue in Morpeth, the property boasts a fantastic location, not only as it's a stone's throw from King Edwards VI school, but you are also within walking distance from the bustling and historic town of Morpeth, where you will find an array of local bars, restaurants and shopping delights to choose from. Internally the property boasts spacious and airy rooms.

The property briefly comprises:- Entrance hallway, downstairs W.C, generous lounge, which is light and airy due to the large bay window which overlooks the front garden. The lounge has been finished with oak flooring and modern décor. The spacious open plan kitchen/diner is located to the rear and offers views over the rear garden from the double patio doors. This is a great space for families with plenty of room for your dining table and chairs. The high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Integrated appliances include a dishwasher, washing machine, fridge freezer, electric oven and gas hob.

To the upper floor of the accommodation, there are three good sized bedrooms, two doubles and one single, one of which are currently being used as an office space. All rooms have been tastefully decorated and carpeted throughout. The master bedroom further benefits from its own en-suite shower room. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally, to the front of the property you have a small grassed area, with single garage and driveway for at least two cars. To the rear you have a wonderful enclosed garden which pops with colour and vibrancy. You further benefit from an impressive summer house. The garden is a fantastic size and will be a real winner with those who enjoy outdoor living at its finest.

With no onward chain, this property is sure to attract a lot of interest, please call us now to arrange your viewing.

Lounge: 11'82 x 14'09 (3.60m x 4.29m)
Kitchen: 20'04 x 8'72 (6.10m x 2.65m)
W.C: 3'14 x 6'72 (0.95m x 2.04m)
Bedroom One: 12'80 x 8'49 (3.90m x 2.58m)
Ensuite: 5'92 x 5'40 (1.80m x 1.64m)
Bedroom Two: 10'31 x 10'34 (3.14m x 3.15m)
Bedroom Three: 6'78 x 9'88 (2.06m x 3.01m)
Bathroom: 5'0 x 8'94 (1.52m x 2.72m)

PRIMARY SERVICES SUPPLY

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

TENURE

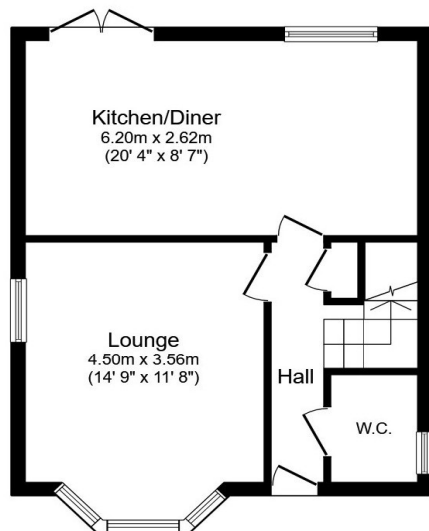
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

EPC Rating: B
Council Tax Band: D

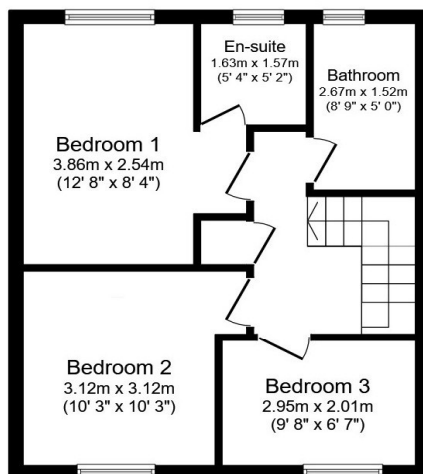
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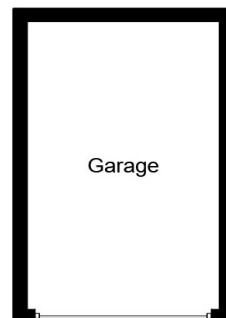




Ground Floor
Floor area 42.4 sq.m. (456 sq.ft.)



First Floor
Floor area 41.4 sq.m. (445 sq.ft.)



Garage

Total floor area: 97.0 sq.m. (1,044 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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(s). Powered by www.Propertybox.ie

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 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

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.

