



Postern Crescent | Morpeth | NE61 2JN

Offers In The Region Of £195,000

ROOK
MATTHEWS
SAYER

**3****1****1****Semi Detached Family Home****Open Plan Kitchen/Diner****Three Bedrooms****Enclosed Low Maintenance Garden****Desirable Location****Private Driveway****Bright and Airy****Freehold**

For any more information regarding the property please contact us today

Spacious three-bedroomed semi-detached family home located on Postern Crescent. The property is nestled within a quiet residential area and is always in very high demand, not only due to its location to Morpeth town Centre, but it is also within walking distance to the local first school, making it ideal for families. Morpeth town Centre itself has an array of local bars, restaurants and shopping delights to choose from, as well as fabulous river walks all on your doorstep. This home offers a superb location, with a one-of-a-kind kitchen and a lovely low maintenance garden to the rear.

The property briefly comprises:- Entrance hallway, bright and airy lounge with floods of natural light and views over the front driveway. This leads straight through into a spacious open plan kitchen/diner, which spans the back of the property and has floods of natural light from the patio doors and windows, creating that perfect picture window of the garden to the rear. The high spec kitchen has been fitted with light wall and base units and separate island, offering endless amounts of storage. The large kitchen/diner is a great space for families with plenty room for your dining table and chairs. Appliances include a gas hob and electric oven. You further benefit from a downstairs W.C.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single, all of which have been fitted with carpet and finished with modern décor. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally to the front you have a private driveway which can accommodate at least two cars. To the rear you have a fully enclosed low maintenance garden which has artificial grass and decking. The generous sized garden is ideal for those who enjoy outdoor entertaining.

Lounge: 14'48 x 12'20 (4.41m x 3.71m)
Kitchen/Diner: 14'66 x 10'96 Max Points (4.46m x 3.34m Max Points)
W.C: 5.02 x 2.51 (1.53m x 0.76m)
Bedroom One: 10'65 x 12'13 (3.24m x 3.69m)
Bedroom Two: 9'94 x 9'53 (3.02m x 2.90m)
Bedroom Three: 7'96 x 8'87 (2.42m x 2.70m)
Bathroom: 6.01 x 8.90 (1.83m x 2.71m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private 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: D
Council Tax Band: A

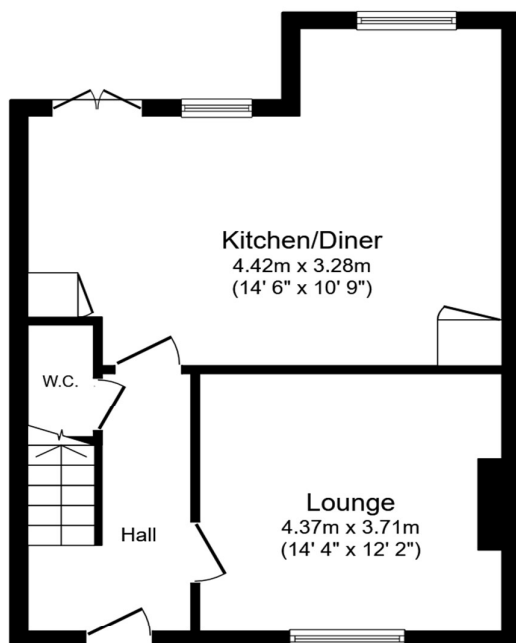
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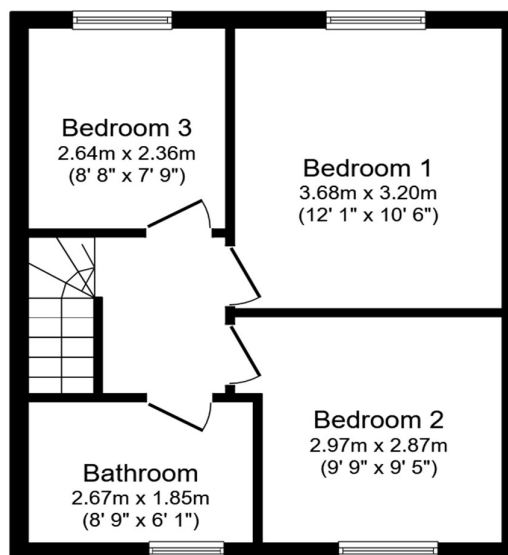
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Ground Floor

Floor area 41.0 sq.m. (441 sq.ft.)



First Floor

Floor area 38.2 sq.m. (412 sq.ft.)

Total floor area: 79.3 sq.m. (853 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.io

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 62 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.



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