



Fennel Way | Morpeth | NE61 3FF

Asking Price £153,750

ROOK
MATTHEWS
SAYER

**3****1****1****Well Presented Terraced Home****Modern Décor****Three Bedrooms****Fully Enclosed Garden****Section 106 Property****Private Parking Spaces****Desirable Location****Freehold****For any more information regarding the property please contact us today**

Extremely well presented three bedroomed terraced home located on Fennel Way, Morpeth. The property itself offers a fabulous position, offering peaceful living and internally has been finished to a high standard throughout by its current owners, meaning it is ready to move straight into. Morpeth town Centre is just minutes' drive away, where you will find an array of local bars, in demand schools, restaurants, shopping and river walks to choose from.

The property is a Discount Market Value property and will be sold at 75% of the open market value agreed by Northumberland County Council. Discount Market Value homes are subject to criteria within the Section 106 section on the Northumberland County Council website.

If you feel you meet the criteria, please contact Rook Matthews Sayer and we will provide an application form that can be completed and sent to housing.proposals@northumberland.gov.uk

The property briefly comprises:- Entrance porch leading straight through to an open plan kitchen diner. The modern kitchen has been fitted with a range of wall and base units, offering plenty of storage. The kitchen/diner is a great space with plenty of room for your dining room table and chairs and offers views over the rear garden, which can be accessed via the double patio doors. Integrated appliances include gas hob and electric oven. There has been a double cabinet fitted underneath the breakfast bar for extra storage. You further benefit from a downstairs W.C.

To the first floor of the accommodation, you have two good sized bedrooms, one double and one single. Both of which have modern décor and have fitted with light grey carpets. The second bedroom is currently used as a lounge. The family bathroom has been fitted with W.C, hand basin, bath and shower over bath.

To the top floor, you are greeted by the spacious master bedroom which spans the whole of the top floor. The bedroom benefits from 360 windows ideal for cleaning.

Externally, the property has two private parking spaces, whilst to the rear you have a fully enclosed garden which has been laid to lawn with patio area, making it ideal for those who enjoy outdoor entertaining.

This could be a fantastic property for a first-time buyer!

Kitchen/Diner: 22'09 x 12'12 Max Points (6.73m x 3.69m Max Points)
W.C: 2'85 x 4'94 (0.86m x 1.50m)
Bedroom One: 18'56 x 12'12 Max Points (5.65m x 3.69m Max Points)
Bedroom Two: 12'12 x 7'87 (3.69m x 2.39m)
Bedroom Three: 12'12 x 5'57 Max Points (3.69m x 1.69m Max Points)
Bathroom: 6'06 x 5'48 (1.84m x 1.67m)

PRIMARY SERVICES SUPPLY

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

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.

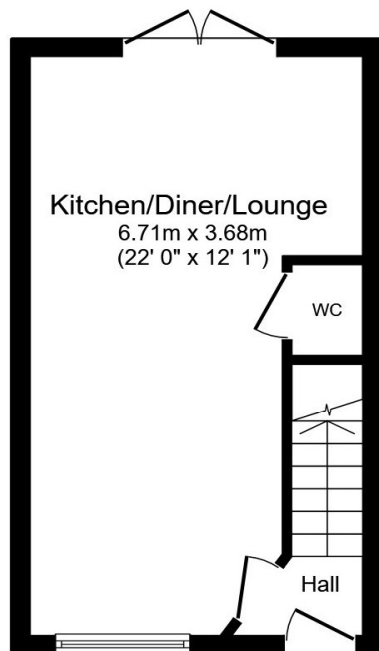
EPC Rating: C
Council Tax Band: C

M00007281.LB.JD.14/05/2025.V.2

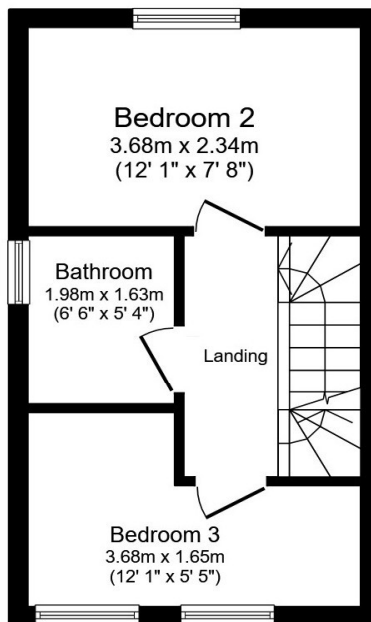
T: 01670 511 711**morpeth@rmsestateagents.co.uk**

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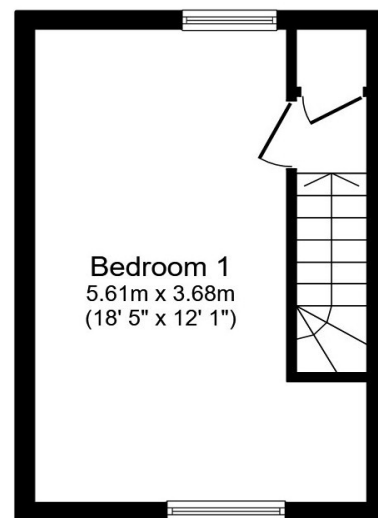




Ground Floor
Floor area 25.0 sq.m. (269 sq.ft.)



First Floor
Floor area 25.0 sq.m. (269 sq.ft.)



Second Floor
Floor area 20.5 sq.m. (220 sq.ft.)

Total floor area: 70.5 sq.m. (759 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		93 A
81-91	B		
69-80	C	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.

