



Stobhill Villas | Morpeth | NE61 2SH

**Asking Price £260,000**

ROOK  
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**3****2****2****Spectacular Semi Detached Home****Three Bedrooms****Desirable Location****Spacious and Bright****Rare to the Market****Fully Enclosed Private Garden****Private Driveway****Freehold****For any more information regarding the property please contact us today**

Very rarely found on the market, sits this spectacular three bed semi-detached family home on Stobhill Villas, Morpeth. Internally the property offers a vast amount of space with plenty of scope to put your own stamp on your new forever home! The property is nestled within a quiet residential street and is always in very high demand, not only due to its location to Morpeth town Centre, but is simply a stone's throw from the train station, making it ideal for those who commute. 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.

The property briefly comprises:- Entrance hallway, which leads you through to a generous sized open plan lounge diner, offering floods of natural light due to the double aspect windows, offering excellent views. The lounge/diner is a great space for families with ample space for your dining room table and chairs, and has been finished with oak wood flooring. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage and large picture-perfect views over the rear garden. You further benefit from a good-sized utility room to the rear of the kitchen, providing an extra source for storage and white goods. The garage has been converted which could also be used as an office to suit.

To the upper floor of the accommodation, you have three good sized bedrooms, two large doubles and one small double. The master bedroom further benefits from fitted wardrobes, offering excellent storage and the third bedroom has its own ensuite shower room. The main family bathroom has been fitted with hand basin, bath tub and shower over bath, and W.C.

Externally, to the front of the property there a private driveway plus additional on street parking available. To the rear you will find a hidden gem, which is a large, fully enclosed private garden, which has been laid to lawn with raised patio area. The garden is a great space for relaxation which pops with colour and vibrancy. This garden will be a huge attraction to growing families or anyone looking for their very own tranquil oasis to relax in.

We anticipate interest to be incredibly high, call us now to arrange your viewing today.

Lounge: 11'8 x 11'3 (3.56m x 3.43m)  
Dining Room: 11'10 x 10'6 (3.61m x 3.20m)  
Kitchen: 11'10 x 7'0 (3.61m x 2.13m)  
Utility: 11'11 x 7'0 (3.63m x 2.13m)  
Office: 12'2 x 7'0 (3.71m x 2.13m)  
Bedroom One: 16'3 x 15'18 Max Points (4.95m x 4.62m Max Points)  
Bedroom Two: 11'9 x 10'11 (3.58m x 3.33m)  
Bedroom Three: 15'9 x 7'1 (4.80m x 2.16m)  
Ensuite: 8'3 x 6'3 (2.52m x 1.91m)  
Bathroom: 8'4 x 6'5 (2.54m x 1.96m)

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: Fibre to Cabinet  
Mobile Signal / Coverage Blackspot: No  
Parking: Driveway and On Street Parking Available

**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: D

Agents Note: It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

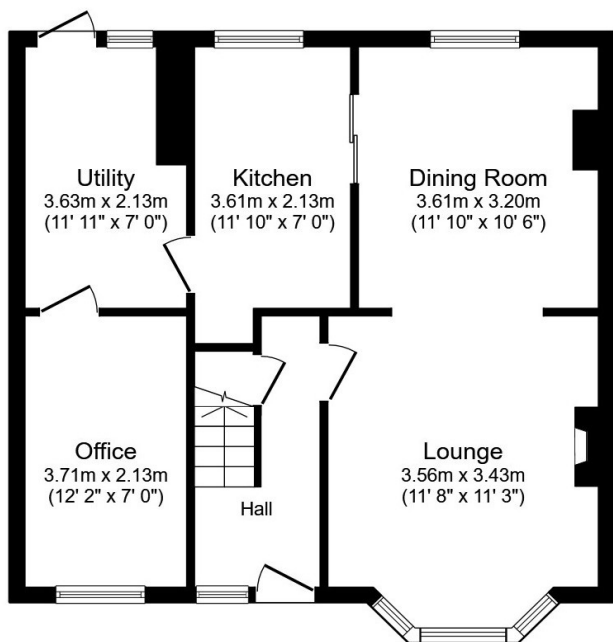
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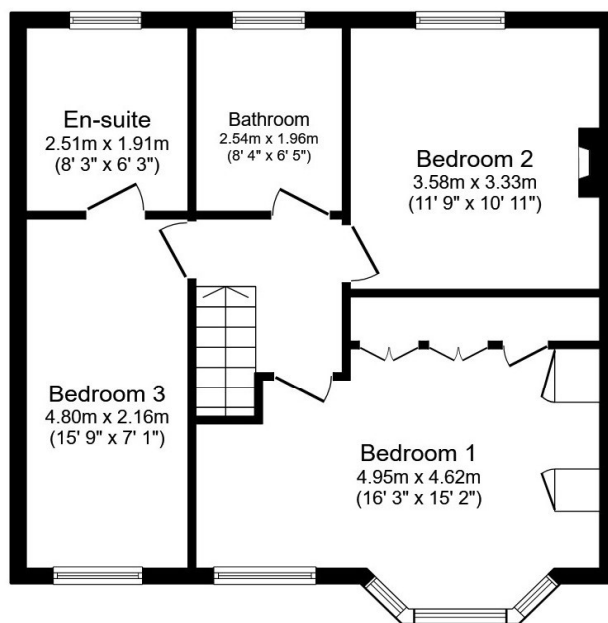






### Ground Floor

Floor area 57.7 sq.m. (621 sq.ft.)



### First Floor

Floor area 57.7 sq.m. (622 sq.ft.)

Total floor area: 115.4 sq.m. (1,242 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](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 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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