



Wansdyke | Morpeth | NE61 3RA

Offers In Excess Of £360,000

ROOK
MATTHEWS
SAYER



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Beautiful Detached Home

No Onward Chain

Three Bedrooms

Stunning Enclosed Garden

Sought-After-Location

Large Driveway plus Garage

Bright and Spacious Rooms

Freehold

For any more information regarding the property please contact us today

We have a fantastic opportunity to purchase this extensive three bedroomed detached home located on Wansdyke, Lancaster Park. The property boasts a tremendous corner position and is an extremely sought-after location with families, not only due to being within walking distance to All Saints first school, but its proximity to Morpeth town Centre, where you are greeted by weekly markets, river walks and plenty of bars, restaurants, and shopping wonders not to mention a first, middle and high school, all on your doorstep. Internally the property offers a vast amount of space with scope to make it your own!

The property briefly comprises:- Entrance hallway, study area which could be used as a home office or snug to suit your needs. This leads seamlessly into the vast open plan kitchen/diner. The impressive kitchen/diner has been fitted with a range of wood wall and base units, offering an abundance of storage with patio doors, leading you out into the enclosed rear garden. This is a great space for families with plenty of room for your dining room table and chairs. Appliances include a double oven with gas hob, extractor fan and integrated fridge. Off the kitchen there is a separate utility room which has direct access to the garage. The generous lounge has been fitted with carpet and finished with neutral colours. You further benefit from a downstairs W.C.

To the upper floor of the accommodation, you have three good sized bedrooms, all of which have been carpeted throughout. The family shower room has been fitted with W.C., hand basin, bath tub and shower over bath.

Externally, you have a small grassed area to the front with a large driveway, which can accommodate at least three cars plus a single garage. To the rear of the property, there is a fully enclosed South West facing garden.

With no onward chain, this property offers plenty of scope to really make it your own and it won't be available for long! Call now to arrange your viewing.

MEASUREMENTS

Study: 13'88 x 9'66 Max Points (4.23m x 2.94m Max Points)

Kitchen/Diner: 26'06 x 16'96 Max Points (7.94m x 5.16m Max Points)

Lounge: 17'89 x 11'95 (5.45m x 3.64m Max Points)

Utility: 8'14 x 12'24 (2.48m x 3.73m)

W.C: 3'45 X 6'32 (1.05m x 1.92m)

Bedroom One: 11'93 x 10'48 (3.63m x 3.19m)

Bedroom Two: 8'82 x 12'08 (2.68m x 3.68m)

Bedroom Three: 10'39 x 8'83 Max Points (3.16m x 2.69m Max Points)

Bathroom: 5'64 x 10'48 (1.71m x 3.19m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: ADSL Copper Wire

Mobile Signal / Coverage Blackspot: No

Parking: Garage and Large 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: D

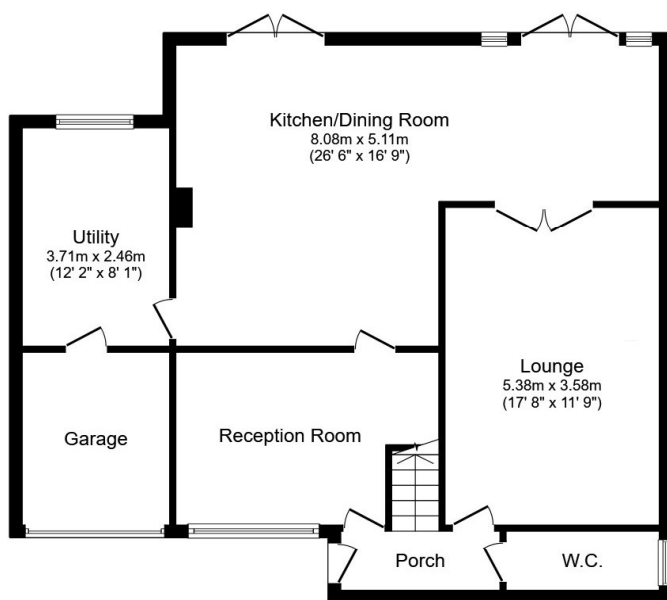
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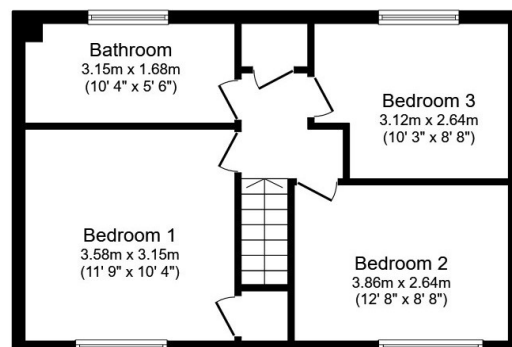
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**ROOK
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SAYER**





Ground Floor
 Floor area 88.8 sq.m. (956 sq.ft.)



First Floor
 Floor area 43.5 sq.m. (468 sq.ft.)

Total floor area: 132.3 sq.m. (1,424 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		
69-80	C	69 C	77 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.

