



Ellis Square | Pegswood | NE61 6UJ

Asking Price £135,000

ROOK
MATTHEWS
SAYER

**3****2****1****Stunning Terraced Home****Modern Décor****Three Bedrooms****Generous Enclosed Garden****Sought After Location****Private Driveway****Beautiful Sunroom****Freehold**

For any more information regarding the property please contact us today

Situated in a popular residential street within Pegswood, this three bed terraced family home sits tucked away on a quiet residential cul-de-sac on Ellis Square, making it ideal for families. With its attractive and sought after location, this property offers great public transport links, nearby schools and a strong local community. Pegswood itself offers a range of amenities on your doorstep to include a local co-op, primary school and doctor's surgery, whilst the hustle and bustle of Morpeth town Centre is just a short drive away, where you have an array of local bars, restaurants and river walks to choose from. Offered to a fantastic standard throughout with a high spec kitchen, this home will no doubt be in high demand!

The property briefly comprises: Entrance porch, generous lounge with modern décor. The lounge comes fitted with an electric fire, which is the focal point of the room and will be cosy for those winter nights. The high spec kitchen has been fitted with a range of modern gloss wall and base units, offering excellent storage. Appliances include dishwasher, fridge/freezer, induction hob and a double electric oven. The impressive kitchen leads seamlessly into the sunroom, where you will find a dining area and snug. This a great space for families with plenty of room for your dining table and chairs.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single. The master bedroom further benefits from large fitted wardrobes. The family bathroom has been finished with W.C., hand basin and walk in shower.

Externally to the front of the property, you have a private driveway. Whilst to the rear, you have a private patio and separate garden which is fully enclosed. The wonderful garden has been laid to lawn with decking and comes with a lovely summer house. The garden is a fantastic size and will be a real winner with those who enjoy outdoor living at its finest.

Guaranteed to impress this is a must view!

MEASUREMENTS

Porch: 2'97 x 7'37 (0.90m x 2.24m)

Lounge: 17'48 x 13'84 (5.32m x 4.21m)

Kitchen: 17'52 x 9'98 Max Points (5.34m x 3.04m Max Points)

Dining Room: 6'95 x 7'3 (2.11m x 2.22m)

Sun Room: 12'42 x 9'39 Max Points (3.78m x 2.86m Max Points)

Bedroom One: 13'37 x 10'14 Max Points (4.07m x 3.09m Max Points)

Bedroom Two: 10'14 x 8'97 Max Points (3.09m x 2.73m Max Points)

Bedroom Three: 9'40 x 7'08 (2.86m x 2.15m)

Bathroom: 5'40 x 9'37 Max Points (1.64m x 2.85 Max Points)

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: C

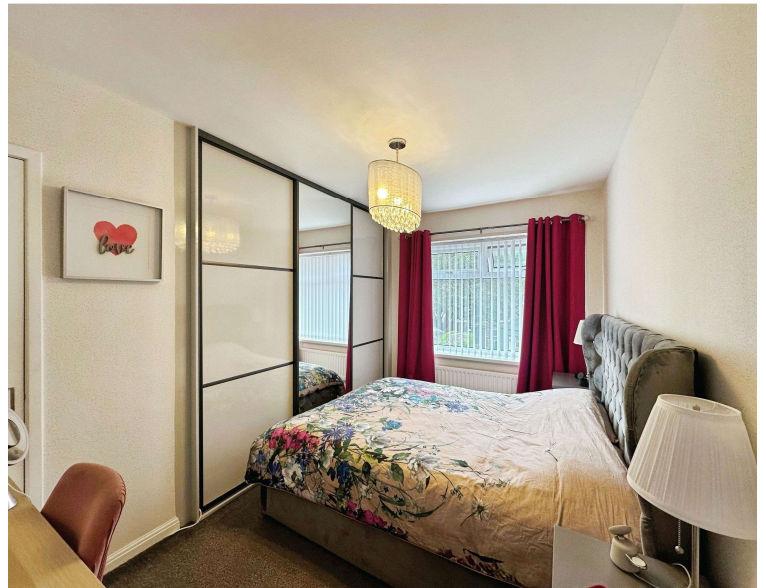
Council Tax Band: A

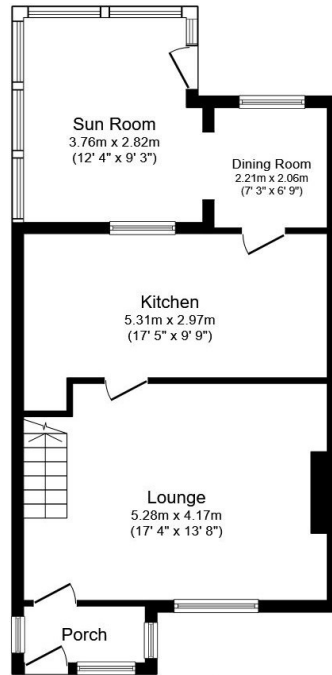
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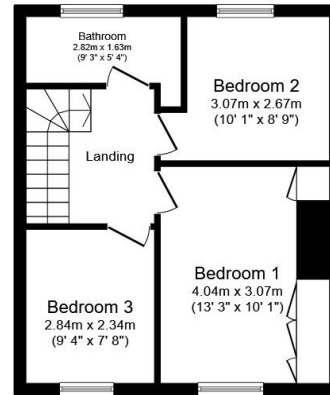
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Ground Floor
Floor area 57.4 sq.m. (618 sq.ft.)



First Floor
Floor area 37.3 sq.m. (401 sq.ft.)

Total floor area: 94.7 sq.m. (1,019 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.

