



Park Side | Hepscott | NE61 6LZ

Asking Price £240,000

ROOK
MATTHEWS
SAYER



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Beautiful Terraced Home

No Onward Chain

Four Bedrooms

Stunning Enclosed Rear Garden

Desirable Location

On Street Parking Available

Spacious and Bright

Freehold

For any more information regarding the property please contact us today

Very rarely found on the market, sits this four bedrooomed terraced family homes on Park Side, Hepscott. The property boasts a fantastic position, with beautifully presented gardens to the front and rear. Internally the property offers spacious rooms and plenty of scope to put your own stamp on. This is a fantastic location for commuters not only as it is ideal for commuters being close by the A1, but it is also just a short drive to Morpeth train station. Morpeth town centre itself has many delights to offer with an array of local bars, restaurants, shopping and nightlife on your doorstep.

The property briefly comprises:- Entrance hallway, impressive lounge fitted with wood flooring and offering floods of natural light with views overlooking the front garden. The kitchen/diner is a great space for families with ample room for your dining room table and chairs. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage and large picture-perfect window to enjoy the views. To the back of the kitchen, you benefit from a separate utility area and downstairs W.C.

To the first floor of the accommodation, you have three spacious bedrooms, one double and two singles, all of which have been fitted with wood flooring throughout and finished with white crisp walls. All three bedrooms benefit from built in wardrobes/cupboards, with a further cupboard for storage on the landing. The family bathroom has been finished with W.C., hand basin, bath tub with shower over the top.

To the top floor, you are greeted by the spacious master bedroom which spans the whole of the top floor and benefits from its own W.C. The property benefits from under eaves storage within the attic.

Externally, you have large grassed area with on street parking available. Whilst to the rear, you have a fully enclosed garden that backs onto the woodland and has been laid to lawn with patio area. The garden is ideal for those who enjoy outdoor living or outdoor entertaining.

Guaranteed to impress and with no onward chain, this is a must view!

MEASUREMENTS

Lounge: 12'72 x 13'16 (3.84m x 3.99m)

Kitchen/Diner: 19'42 x 9'81 (5.89m x 2.95m)

Utility Room: 10'54 x 8'03 Max Points (3.18m x 2.51m Max Points)

Downstairs W.C: 2'75 x 3'75 (0.83m x 1.14m)

Bedroom One: 10'66 x 15'97 (3.20m x 4.80m)

Upstairs W.C: 3'03 x 4'37 (0.92m x 1.33m)

Bedroom Two: 12'63 x 12'19 Max Points (3.81m x 3.68m Max Points)

Bedroom Three: 12'99 x 9'09 (3.89m x 2.97m)

Bedroom Four: 9'14 x 11'26 (2.77m x 3.40m)

Bathroom: 9'87 x 5'53 (2.95m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: ADSL Copper Wire

Mobile Signal / Coverage Blackspot: No

Parking: On Street Parking

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

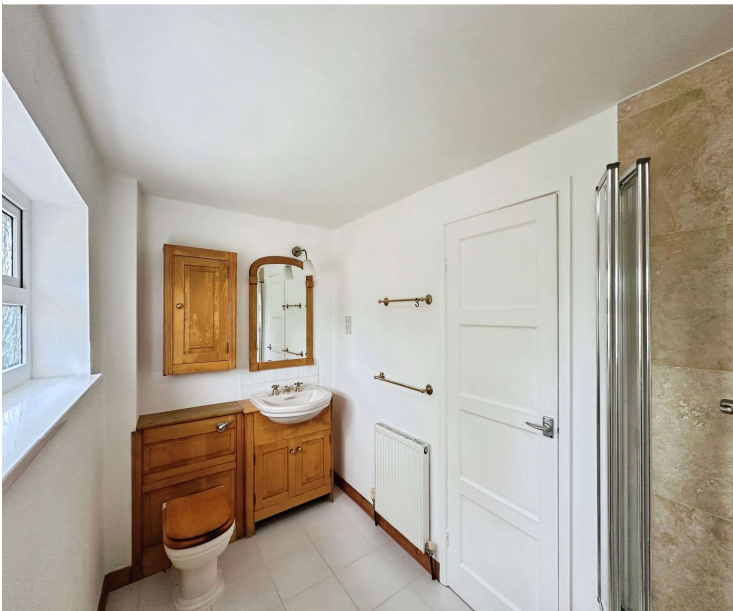
Council Tax Band: B

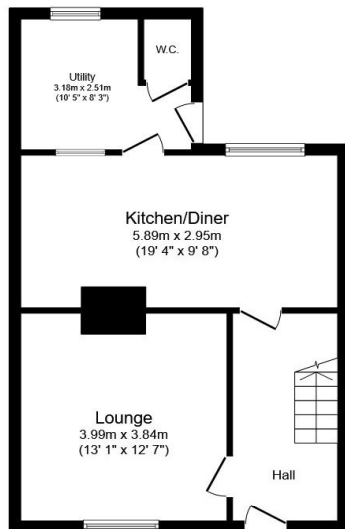
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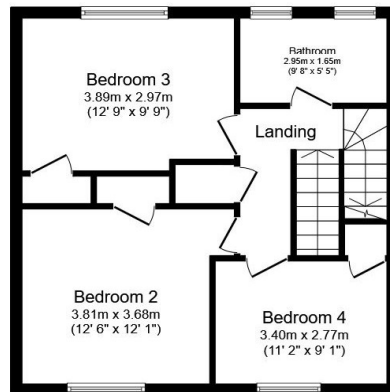
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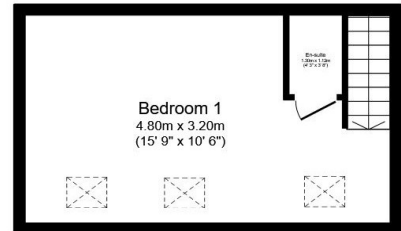
Ground Floor

Floor area 49.8 sq.m. (536 sq.ft.)



First Floor

Floor area 47.8 sq.m. (514 sq.ft.)



Second Floor

Floor area 27.1 sq.m. (292 sq.ft.)

Total floor area: 124.7 sq.m. (1,343 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		81 B
69-80	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

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