



Woodville | Oakford | NE61

£225,000



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SEMI DETACHED

DEVELOPMENT POTENTIAL

AMPLE PARKING

RURAL LOCATION

GENEROUS GARDEN

COUNCIL TAX BAND C

UPPER CHAIN

EPC RATING D

**RMS** | Rook  
Matthews  
Sayer

Presenting this attractive two-bedroom semi-detached house, available for sale in the rural and picturesque setting of Scots Gap, Morpeth. Nestled in a charming location with access to a variety of walking routes and surrounded by expansive green spaces, this property offers peaceful countryside living while remaining conveniently accessible.

The home features a bright reception room enhanced by a welcoming fireplace and direct access to the sizeable garden. The kitchen benefits from an abundance of natural light, making it a pleasant and functional space for daily life with an open plan area perfect for dining.

Upstairs, the accommodation comprises two bedrooms and a well-appointed bathroom, which includes both a bath and a separate shower, offering versatile options for comfort and convenience.

An EPC rating of D and a council tax band C ensure practical and manageable running costs. The property's generous garden to the rear is ideal for outdoor dining, gardening, or simply enjoying the tranquil surroundings. Notably, with the size of the garden this house offers significant potential to extend, appealing to those wishing to further enhance the living space and add value over time.

A key advantage is the absence of an upper chain, streamlining the purchasing process for prospective buyers seeking a swift and hassle-free transaction. This delightful home encapsulates rural charm combined with excellent potential, making it a superb opportunity for those aspiring to enjoy a countryside lifestyle in Northumberland. Early viewings are highly recommended.

Kitchen:  
3.02m x 2.80m

Lounge:  
5.03 x 3.06

Bedroom one:  
5.28m x 2.73m

Bedroom two:  
3.22m x 2.10m

Bathroom

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RESTRICTIONS AND RIGHTS

Listed? NO  
Conservation Area? NO  
Restrictions on property? NO  
Easements, servitudes or wayleaves? NO  
Public rights of way through the property? NO

#### RISKS

Flooding in last 5 years: NO  
Risk of Flooding: ZONE 1  
Any flood defences at the property: NO  
Coastal Erosion Risk: LOW  
Known safety risks at property: NO

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO  
Outstanding building works at the property: NO

#### 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

#### COUNCIL TAX BAND: C

#### EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



