



Church Walk | Morpeth | NE61 2JW

Asking Price £230,000

RMS | Rook
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Sayer



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Spacious Semi Detached Home

No Onward Chain

Three Bedrooms

Beautiful Enclosed South Facing Garden

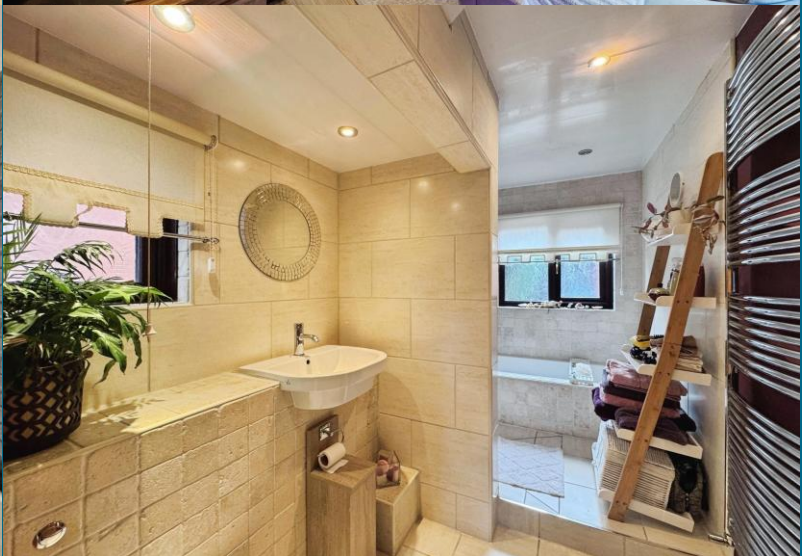
Desirable Location

Private Driveway

Stunning High Spec Kitchen

Freehold

For any more information regarding the property please contact us today



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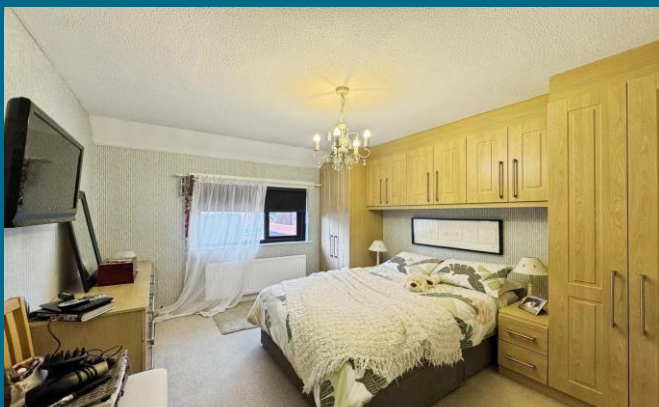
Spacious three-bedroomed semi-detached family home located on the ever-desirable Kirkhill in Morpeth. Situated on Church Walk, this home is nestled within a quiet residential area and is always in very high demand, not only due to its location to Morpeth town Centre, but it is also within walking distance to the local first school, making it ideal for families. Morpeth town Centre is just a short walk away, where you will find an array of local bars, restaurants and shopping delights to choose from, as well as fabulous river walks all on your doorstep. The property itself has been extended to the rear, creating a spectacular family room. Whilst to the rear, there is that all important South facing garden.

The property briefly comprises:- Entrance hallway, leading through to a cosy lounge that has been finished with hard wood flooring, neutral colours and electric fire, which is the focal point of the room. This leads seamlessly into the kitchen/diner, which is a great space for families with ample space for your dining table and chairs. The high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage as well as a handy breakfast bar. Appliances include electric oven, induction hob, microwave and dishwasher. The kitchen further benefits from views over the rear garden that can be accessed via the single patio door. The main family bathroom, which is located on the ground floor, has been fully tiled and fitted with a basin, W.C, bath and separate shower.

To the upper floor of the accommodation, you have two large double bedrooms and one single bedroom. The master bedroom spans the full length of the property and has been finished with hard wood flooring. The second bedroom benefits from fitted wardrobes offering excellent storage.

Externally to the front, you have a private driveway which can accommodate at least two cars with additional on street parking available. To the rear, you have a fully enclosed low maintenance South facing garden with decking and artificial grass and the added bonus of a hot tub! This generous sized garden is ideal for those who enjoy outdoor entertaining.

With no onward chain, this property won't be available for long! Call now to arrange your viewing.



MEASUREMENTS

Lounge: 12'05 x 14'05 (3.66m x 4.27m)
Kitchen/Diner: 12'2 x 17'7 (3.71m x 5.36m)
Bedroom One: 15'3 x 9'5 Max Points (4.65m x 2.87m Max Points)
Bedroom Two: 10'7 x 12'0 (3.22m x 3.66m)
Bedroom Three: 7'11 x 8'9 (2.41m x 2.67m)
Bathroom: 5'10 x 10'10 (1.79m x 3.30m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway

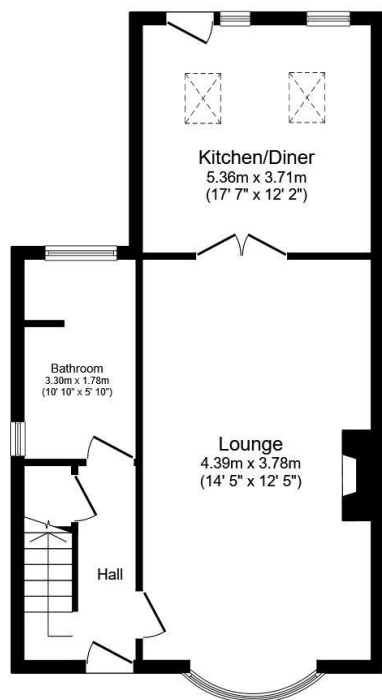
TENURE

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.

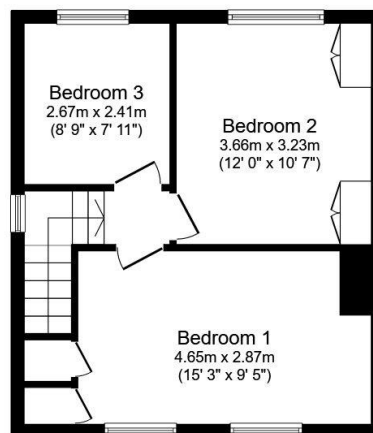
EPC Rating: TBC
Council Tax Band: A

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Ground Floor
Floor area 53.6 sq.m. (577 sq.ft.)



First Floor
Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 91.6 sq.m. (986 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

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.

