



Manor Farm | Ulgham | NE61 3AT

**Offer In Excess Of £230,000**

**RMS** | Rook  
Matthews  
Sayer



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**Spacious Terraced Cottage**

**No Onward Chain**

**Two Bedroomed**

**Two Double Bedrooms**

**Generous Sized Lounge**

**Enclosed Front Garden**

**Peaceful Living**

**Large Garage**

For any more information regarding the property please contact us today



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Very rarely found on the market, sits this spacious two bedroomed cottage on Manor Farm, Ulgham. The property is tucked away within a quiet and highly desirable village. Internally the property offers a vast amount of space with scope to put your own stamp on your new forever home! Ulgham itself is a quaint little village which offers very easy access into the bustling town centre of Morpeth, where you will find an array of local bars, restaurants, shopping delights and river walks to choose from.

The property briefly comprises:- Entrance porch leading into a handy utility room. The generous lounge has been fitted with an electric fire in front of a large open fireplace, which is the focal point of the room and will be ideal for cosy winter nights. The lounge further benefits from views over the front garden via can be accessed via the single patio door. The kitchen/diner is a great space with ample room for your dining table and chairs. The kitchen has been fitted with a range of wall and base units offering abundance of storage.

To the other end of the living accommodation, you have two large double bedrooms. The master bedroom benefits from its own ensuite whilst the second bedroom has its own fitted wardrobe offering excellent storage. There is a wet room located off the utility room and has been fitted with a walk-in shower, basin and W.C.

Externally to the front you have a sizeable garden with patio area which is the ideal place for relaxation. There is a shared driveway, which leads you to a large garage to the rear. Off street parking is available to the rear.

With no onward chain, this is a must view to appreciate its potential.

#### MEASUREMENTS

Porch: 6'0 x 5'0 (1.83m x 1.52m)  
Utility Room: 8'10 x 7'06 (2.69m x 2.29m)  
Lounge: 15'10 x 15'03 94.83m x 4.65m)  
Kitchen: 13'09 x 11'06 (4.19m x 3.51m)  
Bedroom One: 11'09 x 11'06 (3.58m x 3.51m)  
W.C: 3'08 x 7'04 (0.93m x 2.24m)  
Bedroom Two: 11'03 x 13'10 (3.43m x 4.22m)  
Bathroom: 7'06 x 6'04 (2.29m x 1.93m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Central Gas  
Broadband: Cable  
Mobile Signal / Coverage Blackspot: No  
Parking: Garage and Off-Street Parking Available

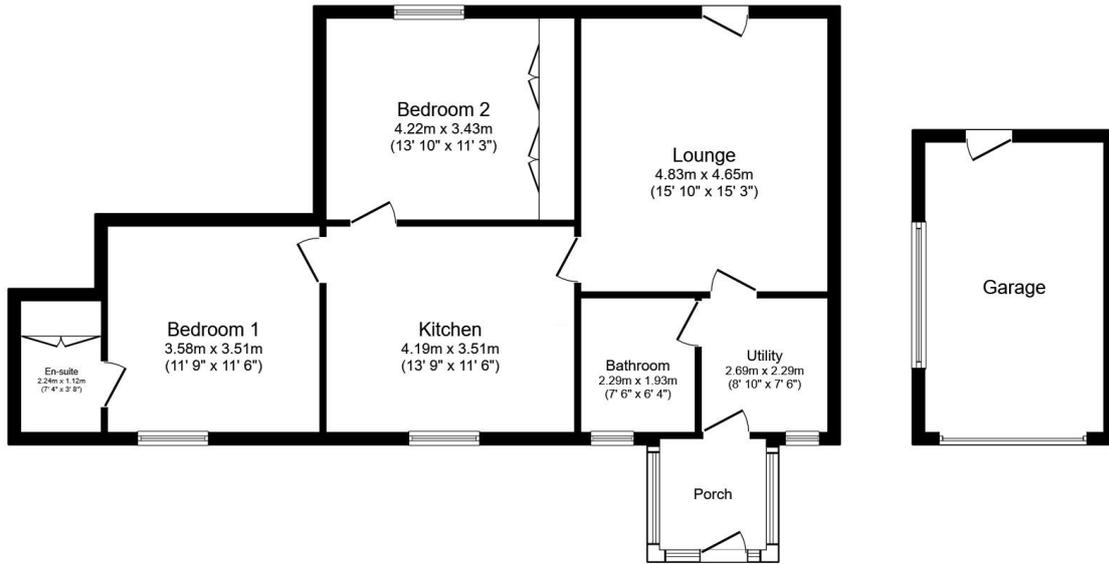
#### TENURE

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.

AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

EPC Rating: D  
Council Tax Band: C

M00008673.LB.LB.05/03/26.V.3



**Floor Plan**  
Floor area 79.2 sq.m. (853 sq.ft.)

**Garage**  
Floor area 14.9 sq.m. (160 sq.ft.)

Total floor area: 94.1 sq.m. (1,013 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		76 C
55-68	D	61 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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