



Fontburn Gardens | Morpeth | NE61 2JR

**Asking Price £165,000**

**RMS** | Rook  
Matthews  
Sayer



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**Spacious Family Home**

**Modern Décor**

**Three Bedrooms**

**Bright and Airy Rooms**

**Desirable Location**

**Front and Rear Garden Areas**

**Spacious Open Plan Lounge/Diner**

**Freehold**

For any more information regarding the property please contact us today



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Guaranteed to impress, sits this spacious three bed family home located on the ever-desirable Kirkhill in Morpeth. Situated on Fontburn Gardens, this home is nestled within a quiet and well-established residential area, which is always in very high demand with house hunters, 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 great space for a family to enjoy.

The property briefly comprises:- Entrance hallway, leading through to a spacious open plan lounge/diner, which offers floods of natural light from the dual aspect views. Finished to a lovely standard with wood flooring, neutral décor and ample space for your own dining table and chairs. You further benefit from large fitted cupboard in the dining room, providing that all important additional storage. This leads seamlessly into the modern fitted kitchen with high spec wall and base units, offering an abundance of storage. Appliances include electric oven and dishwasher. The main family bathroom, which is located on the ground floor, has been recently finished to a great standard, complimented with W.C., hand basin, bath and shower over bath. An additional under stair cupboard, comes fitted with space for your own washing machine.

To the upper floor of the accommodation, you have three generous sized bedrooms, two doubles and single, which is currently being used as an office to suit. All rooms have been finished with light laminate flooring and modern décor.

Externally to the front, you have small private garden which is a real suntrap, ideal to soak in that evening sun. To the rear, you have a fully enclosed low maintenance garden, which has been fully paved and could also be used as private parking should you wish. This generous sized garden is ideal for those who enjoy outdoor entertaining. On street parking is also available.

We anticipate a huge level of interest, call today to organise your viewing.

#### MEASUREMENTS

Lounge: 14'3 x 12'2 (4.34m x 3.71m)

Dining: 10'7 x 7'1 (3.23m x 2.16m)

Kitchen: 10'0 x 6'8 (3.05m x 2.03m)

Bedroom One: 18'10 x 9'5 Max Points (5.74m x 2.87m Max Points)

Bedroom Two: 12'2 x 10'7 (3.71m x 3.23m)

Bedroom Three: 8'11 x 7'11 (2.72m x 2.41m)

Bathroom: 7'5 x 5'6 (2.26m x 1.68m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

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: A

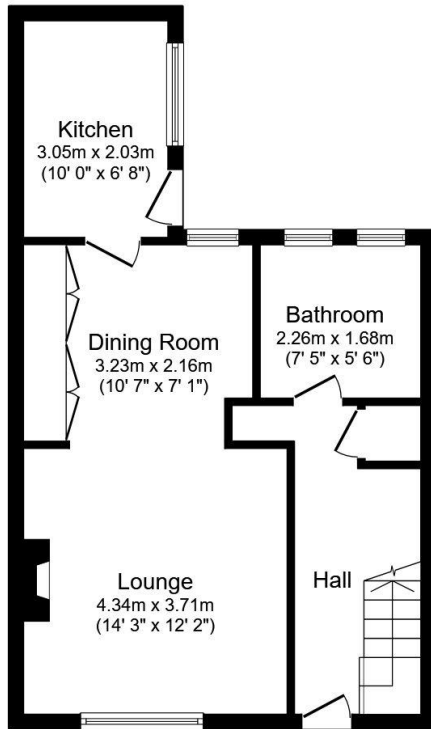
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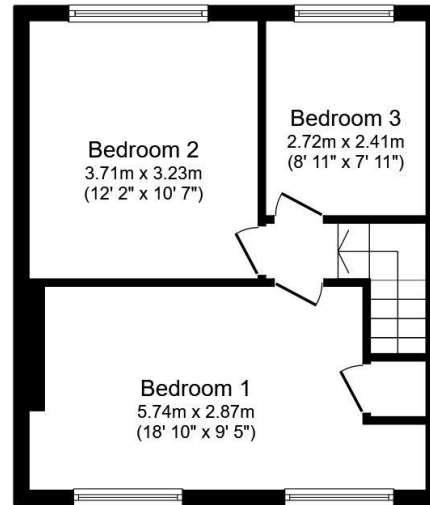
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**Ground Floor**

Floor area 43.3 sq.m. (466 sq.ft.)



**First Floor**

Floor area 36.9 sq.m. (397 sq.ft.)

**Total floor area: 80.2 sq.m. (863 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 relation to this property.

**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.

