



Friesian Close | Stannington | NE61 6GP

**Offers Over £230,000**

ROOK  
MATTHEWS  
SAYER



## Immaculate Semi Detached Home

**Three Bedrooms**

**High End Fixtures and Fittings**

**Downstairs W.C.**

## Bright and Spacious Rooms

**Modern Décor**

**Fully Enclosed Garden**

**Private Driveway**

For any more information regarding the property please contact us today

Immaculately presented three bedroomed semi-detached home on Friesian Close, Netherton Park. Netherton Park is located approximately 3.5 miles south of the historic market town of Morpeth and approximately half a mile from the A1 junction for Stannington Village, with Newcastle city centre 10 miles to the south. The nearby village of Stannington has a range of local services including a first school, pub and local farm shop at Stannington Station. In addition, the shops, restaurants and schools of Morpeth are only a short drive away. The property itself sits within a small cluster of new homes, offering its new owners peaceful living. With spacious rooms, freshly painted walls and high-end fixtures throughout, we anticipate interest will be high.

The property briefly comprises:- Entrance hallway, downstairs W.C., and a high spec modern kitchen. The kitchen has fitted with a range of wall and base units offering an abundance of storage. Appliances include dishwasher, fridge/freezer, gas hob and oven. The generous sized lounge diner is a bright and airy room thanks to the double patio doors, which lead into a wonderful enclosed rear garden. This is a great space for families with ample space for your dining table and chairs.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single. The master bedroom benefits from its own ensuite shower room and built in cupboard, which could also be used as an office to suit. The third bedroom is currently used as an office and benefits from fitted wardrobes. All rooms have been carpeted throughout and finished with modern décor. The family bathroom has been partially tiled and fitted with W.C, hand basin, bath and shower over bath.

Externally to the front you have a private driveway to accommodate at least two cars and additional on street parking is available. To the rear, you have a fully enclosed garden which has been laid to lawn with patio area and decking making it ideal for those who enjoy outdoor entertaining.

### MEASUREMENTS

Kitchen: 10'52 x 8'27 (3.18m x 2.49m)

Lounge/Diner: 15'35 x 21'27 Max Points (4.65m x 6.45m Max Points)

W.C: 2'93 x 6'45 (0.89m x 1.96m)

Bedroom One: 11'43 x 10'56 Max Points (3.48m x 3.18m Max Points)

Ensuite: 6'40 x 4'91 (1.93m x 1.45m)

Bedroom Two: 7'13 x 11'52 (2.16m x 3.48m)

Bedroom Three: 7'97 x 11'51 Max Points (2.36m x 3.48m Max Points)

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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: B

Council Tax Band: C

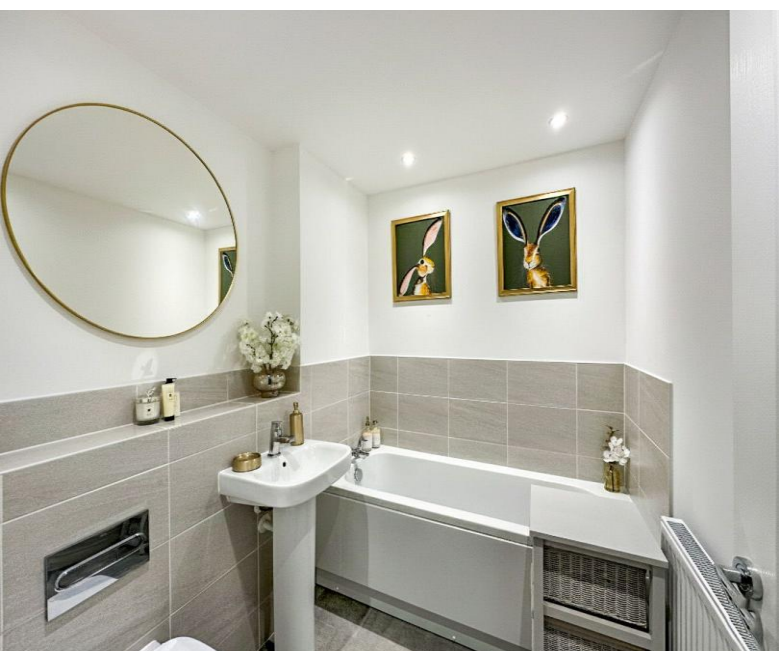
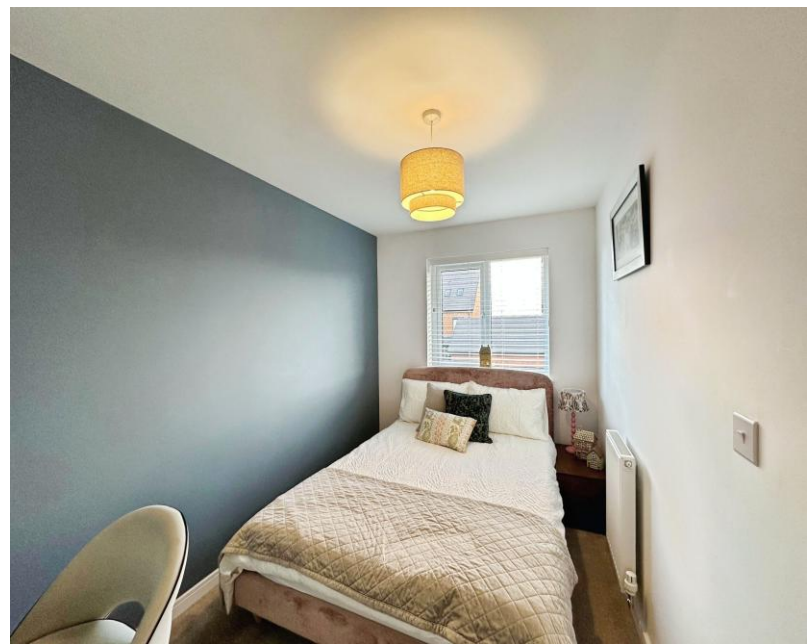
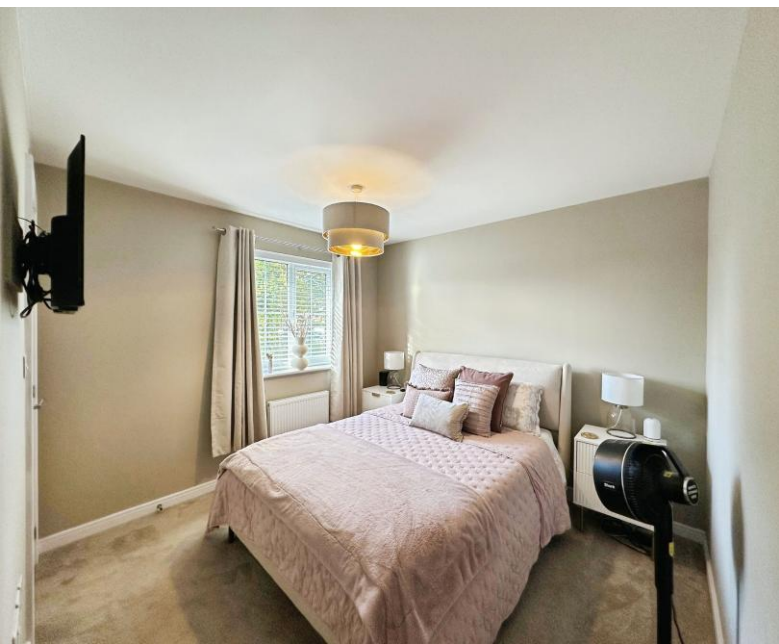
Agents Note: It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

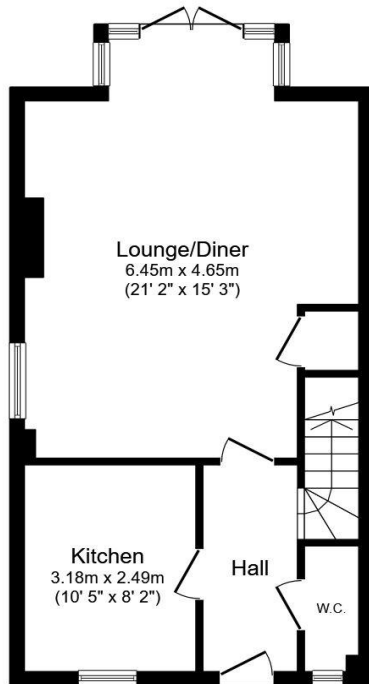
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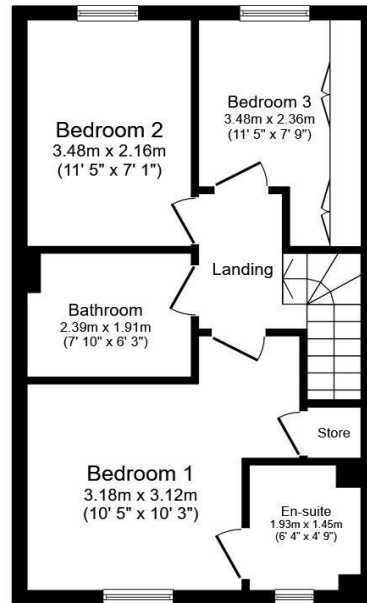
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**Ground Floor**  
Floor area 44.8 sq.m. (482 sq.ft.)



**First Floor**  
Floor area 42.5 sq.m. (457 sq.ft.)

**Total floor area: 87.3 sq.m. (940 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](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	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



**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.