

Auburn Place | Morpeth | NE61 1QN

Asking Price £320,000

RMS | Rook Matthews Sayer

3 2 1

Beautiful Terraced Home

Three Bedrooms

Town Centre Location

Country Style Kitchen

Modern Décor

Peaceful Private Yard

Garage plus Off Street Parking

Freehold

For any more information regarding the property please contact us today









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What a super location so close to the town centre, whilst offering peaceful living, this well presented three bedroomed terrace property won't be around for long! Located in the heart of Morpeth town centre, Auburn Place is a short walk from Morpeth town centre, where you will find an array of traditional shops, local bars, restaurants and delightful river walks all on your doorstep. Internally the property offers high ceilings, spacious rooms, and oozes character.

The property briefly comprises:- Grand entrance hallway leading into an impressive lounge, with window which floods the room with natural light and offers views over the front garden. The generous sized lounge has been finished with a light beige carpet and neutral walls. You benefit from a separate dining room, which is a great space for families with ample room for your dining table and chairs. The breakfast room is an extremely handy room which leads seamlessly into the kitchen located to the rear of the property. The country style kitchen comes with a range cooker and has been fitted with a range of wall and base units, offering an abundance of storage.

To the first floor, there are two double bedrooms and a good-size single room, all of which have been carpeted and finished with modern décor. The master and second bedroom benefit from fitted wardrobes offering excellent storage. The second bedroom benefits from magnificent river views. The family bathroom has been fitted with a bath, separate corner shower, basin and W.C.

Externally to the front of the property, there is a small front garden whilst to the rear, there is a fully enclosed yard with rear lane access where there is off street parking. The rear yard is extremely private and benefits from being fully paved for low maintenance. The yard further benefits from direct access into the garage.

Guaranteed to impress, this is a must view!

MEASUREMENTS
Lounge: 13'9 x 13'11 (4.19m x 4.24m)
Dining Room: 11'1 x 13'6 (3.38m x 4.11m)
Breakfast Room: 8'11 x 10'11 Max Points (2.72m x 3.33m Max Points)
Kitchen: 9'1 x 17'9 Max Points (2.77m x 5.41m Max Points)
Bedroom One: 13'8 x 9'10 (4.17m x 3.00m)
Bedroom Two: 8'9 x 13'9 (2.67m x 4.19m)
Bathroom: 8'10 x 6'7 (2.69m x 2.01m)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Off Street Parking in Rear Lane

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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: D
Council Tax Band: C

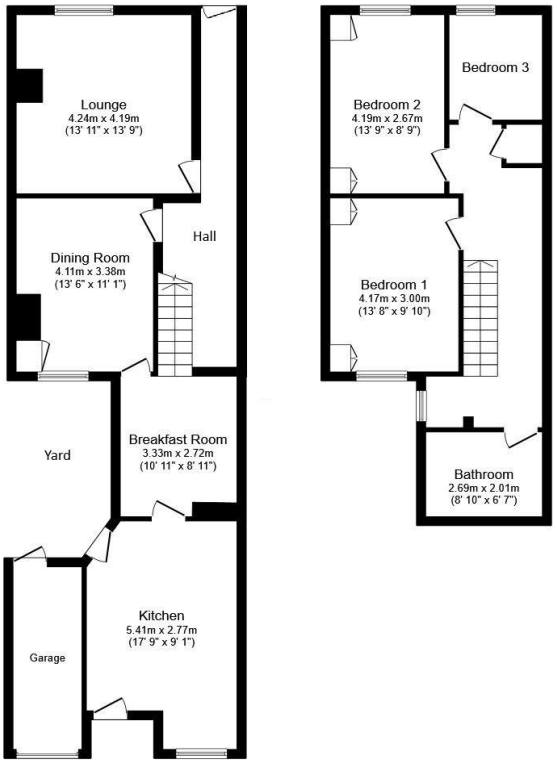
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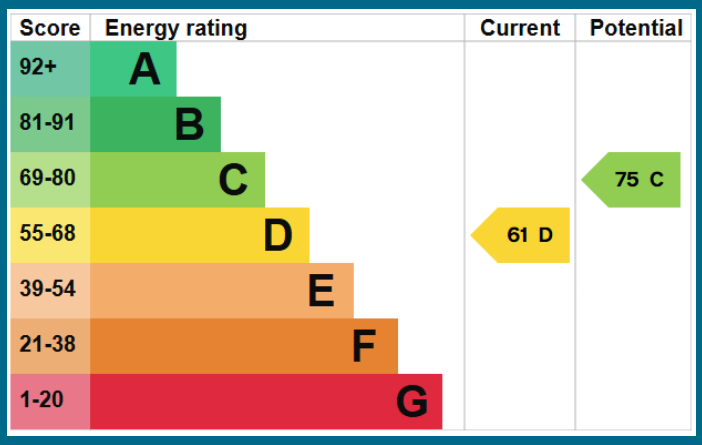


Ground Floor First Floor

Total floor area: 115.5 sq.m. (1,243 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

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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.

The Property Ombudsman

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