



Moor View Close | Pegswood | NE61 6YF

Offers In The Region Of £195,000

RMS | Rook
Matthews
Sayer



2



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1

Spacious Semi Detached Bungalow

No Onward Chain

Two Bedrooms

Fully Enclosed Rear Garden

Lovely Village Location

Driveway plus Large Garage

Bright and Airy Rooms

Freehold

For any more information regarding the property please contact us today



Tucked away within a quiet cul-de-sac location, sits this spacious two bed bungalow on Moor View, Pegswood. These bungalows are very rare to the market, and are always in high demand, due to the extensive internal floor space. Pegswood itself offers great local amenities on your doorstep to include a Co-op and doctor's surgery, whilst the historic town centre of Morpeth is just a short drive away, where you can enjoy the hustle and bustle this busy market town has to offer with an array of bars, restaurants, river walks and shopping delights.

The property briefly comprises:- Entrance which leads straight into a modern kitchen, fitted with a range of wall and base units, offering an abundance of storage. Appliances include a freestanding oven/hob with extractor fan, washing machine and fridge. The lounge is a spacious bright and airy space, which allows floods of natural light due to the large bay window overlooking the front garden. Currently fitted with light carpets and an electric fire with surround.

You have two generous sized bedrooms, the master bed which comes with large fitted wardrobes, offering excellent storage and the second, which has had a wall removed, to create an open plan dining room. This wall can easily be re-instated to create the second bedroom to suit. The family bathroom has been fitted with a tiled wall and complimented with W.C., hand basin, bath tub and shower over bath. The loft in the property is boarded out, ideal for storage, with ladders for access.

Externally you have a private driveway which can accommodate several cars, plus a large extended garage. You have gardens to the front and rear, with the rear being fully enclosed and currently laid to lawn with a greenhouse. This is a great space to relax and will be a real winner with those who enjoy the outdoor living.

With no onward chain, we anticipate a vast amount of interest. Please call us now to arrange your viewing.

MEASUREMENTS

Lounge: 17'7 x 11'7 (5.36m x 3.53m)
Kitchen: 9'11 x 8'10 (3.03m x 2.69m)
Bedroom One: 11'11 x 11'6 (3.63m x 3.50m)
Bedroom Two: 13'3 x 8'10 (4.04m x 2.69m)
Bathroom: 6'7 x 5'5 (2.01m x 1.65m)
Garage: 24'8 x 11'5 (7.52m x 3.48m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to cabinet
Mobile Signal / Coverage Blackspot: No
Parking: Driveway & Garage

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.

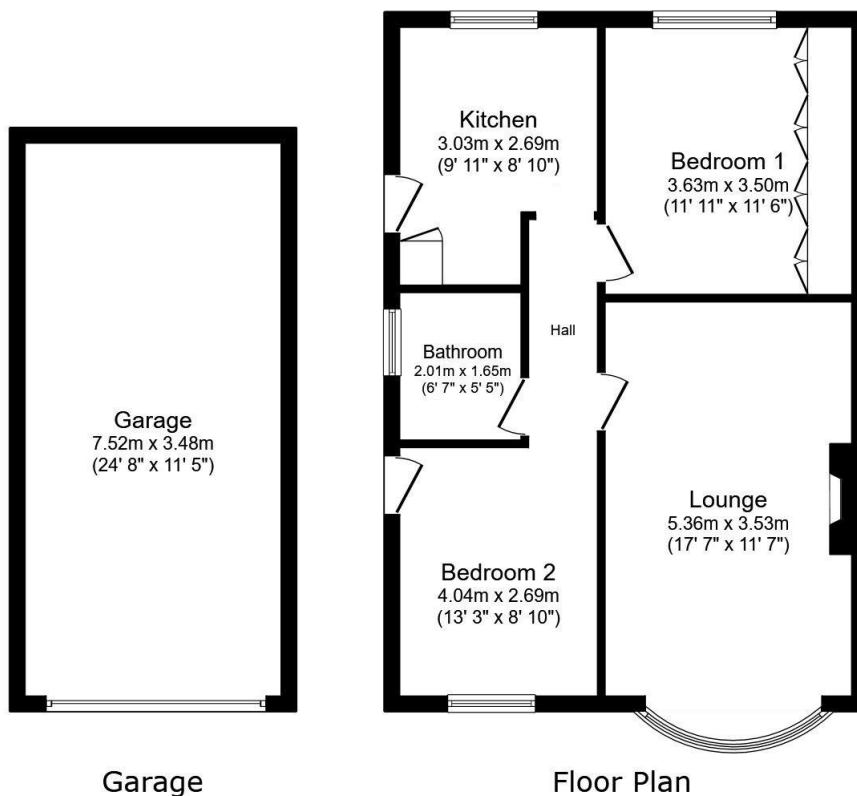
Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

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: C
Council Tax Band: A

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Total floor area: 83.1 sq.m. (895 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	71 C	78 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.

