



Postern Crescent | Morpeth | NE61 2JN

Asking Price £195,000

RMS | Rook
Matthews
Sayer



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1



1

Spacious Semi Detached Home

Bright and Airy Lounge/Diner

Two Bedrooms

Enclosed Garden with Southernly Aspect

Quiet Residential Area

Private Driveway

Spacious Modern Kitchen

Freehold

For any more information regarding the property please contact us today



T: 01670 511 711

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Extremely spacious two-bedroomed semi-detached home located on Postern Crescent. The property is nestled within a quiet residential area and is always in very high demand, 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 itself has an array of local bars, restaurants and shopping delights to choose from, as well as fabulous river walks all on your doorstep. This home offers a superb location, with spacious rooms throughout and a rear garden with that all important Southernly aspect.

The property briefly comprises:- Entrance hallway, bright and airy lounge/diner that is flooded with natural light and views over the front driveway. The lounge has been finished with modern décor and fitted with a gas fire, which is the focal point of the room and will be ideal for those cosy winter nights. The kitchen is located to the rear of the property and has been fitted with a range of wood wall and base units, offering an abundance of storage.

To the upper floor of the accommodation, you have two good sized bedrooms, both of which are doubles and both benefit from built in storage. The family bathroom has been finished with W.C., hand basin, and bath with shower over.

Externally to the front you have a low maintenance garden and private driveway which can accommodate at least two cars. To the rear you have a fully enclosed garden that has been laid to lawn with decking area. The rear garden benefits from a Southerly aspect making it ideal for sun worshippers.

We anticipate high levels of interest, call now to arrange your viewing.

MEASUREMENTS

Lounge: 11'10 x 21'11 Max Points (3.61m x 6.68m Max Points)

Kitchen: 15'7 x 9'11 Max Points (4.75m x 3.02m Max Points)

Bedroom One: 15'1 x 9'10 (4.60m x 3.00m)

Bedroom Two: 11'11 x 11'7 Max Points (3.63m x 3.53m Max Points)

Bathroom: 5'5 x 8'1 (1.65m x 2.46m)

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.

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

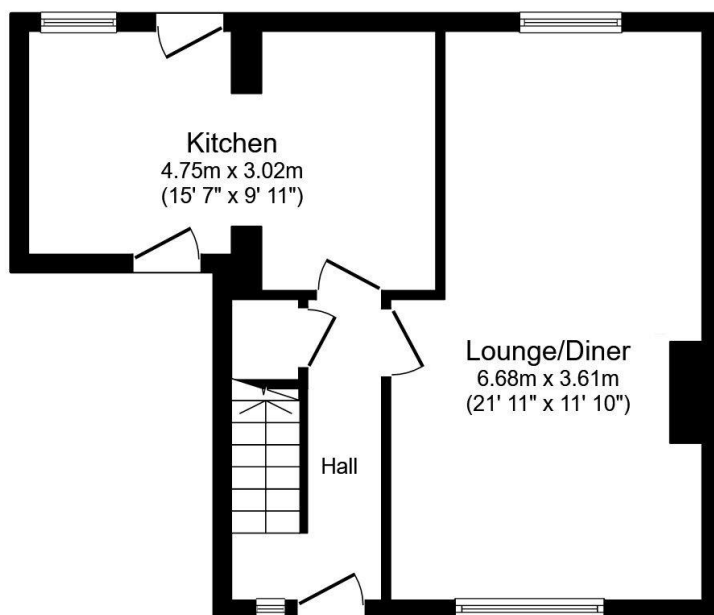
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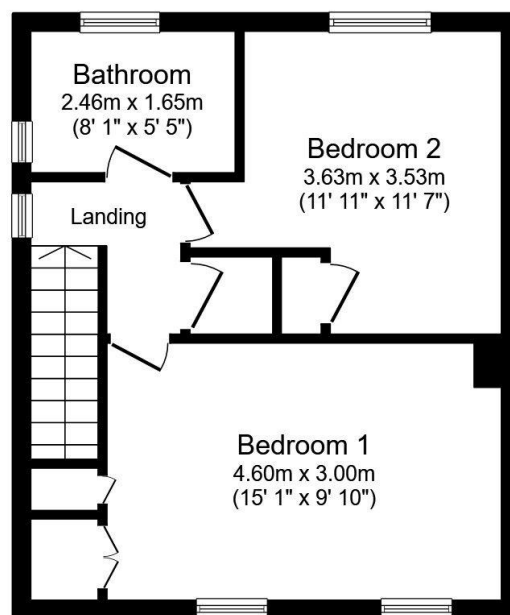
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Ground Floor



First Floor

Total floor area: 78.9 sq.m. (849 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 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.

