



Spelvit Lane | Morpeth | NE61 2RD

**Asking Price £160,000**

ROOK  
MATTHEWS  
SAYER



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**Spacious Family Home**

**Three Bedrooms**

**Desirable Location**

**Short Walk to Amenities**

**Spacious and Bright**

**Front Garden**

**Private Driveway**

**Freehold**

For any more information regarding the property please contact us today

Spacious three-bedroomed family home located on the ever-desirable Kirkhill in Morpeth. Situated on Spelvit Lane, this home 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 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 briefly comprises:- Entrance hallway, leading through to a fantastic lounge with floods of natural light, due to the large bay window overlooking front garden. The lounge has been tastefully decorated throughout with a modern finish for those cosy winter evenings. You further benefit from a separate dining room which leads seamlessly into the extended kitchen to the rear. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage and space for your own white goods.

To the upper floor of the accommodation, you have three generous sized bedrooms, two doubles and one single, all of which offer excellent storage and are complimented with modern décor throughout. The family bathroom has been finished with W.C., hand basin, bath tub with shower over bath.

Externally to the front, you have your own outdoor garden, ideal for those who enjoy outdoor entertaining. Whilst to the rear you have a large private driveway.

Overall, we anticipate high levels of interest! Call us today to organise your viewing.

Lounge: 12'66 x 12'58 (3.81m x 3.78m)  
Dining Room: 18'91 x 9'36 (5.72m x 2.82m)  
Kitchen: 9'97 x 6'45 (2.97m x 1.93m)  
Bedroom One: 13'42 x 9'93 (4.06m x 2.97m)  
Bedroom Two: 12'48 x 8'73 (3.76m x 2.62m)  
Bedroom Three: 8'69 x 7'28 (2.59m x 2.18m)  
Bathroom: 7'27 x 5'42 (2.18m x 1.63m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: ADSL Copper Wire  
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

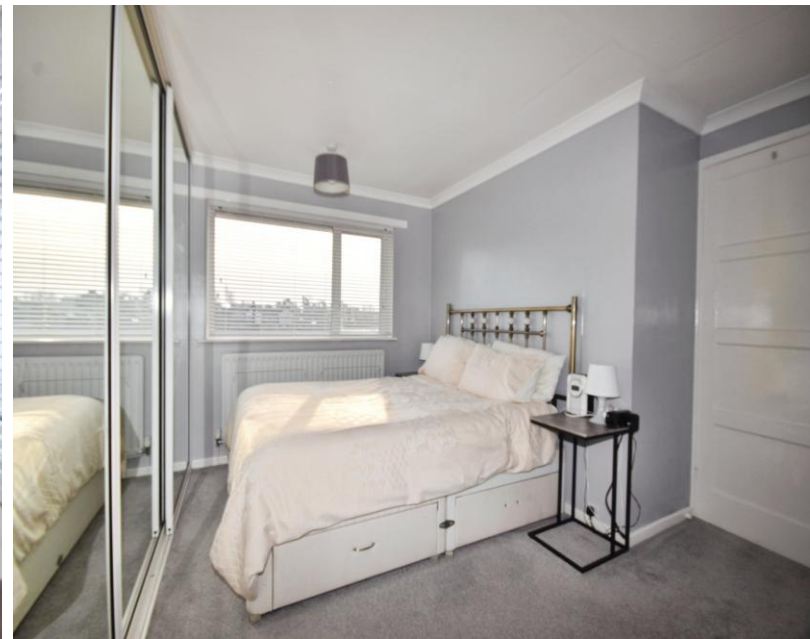
EPC Rating: D  
Council Tax Band: A

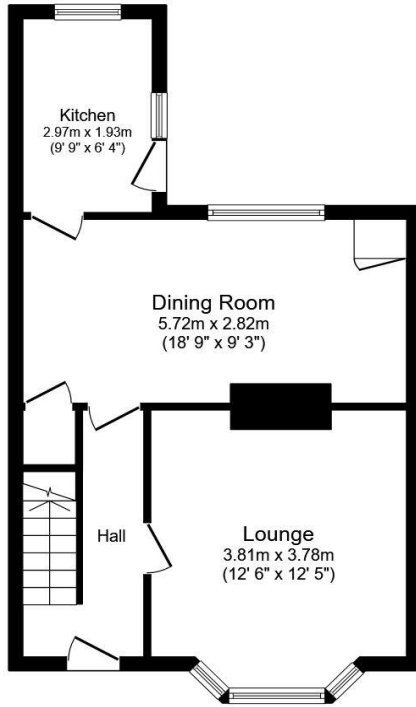
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T: 01670 511 711

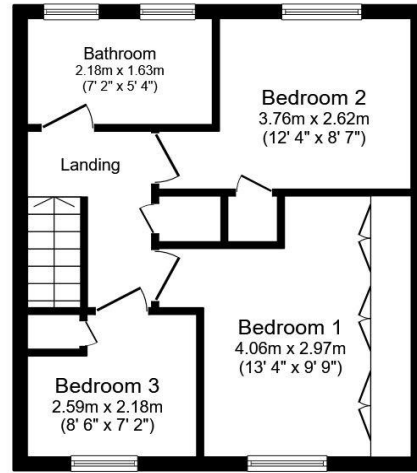
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**Ground Floor**  
Floor area 45.2 sq.m. (487 sq.ft.)



**First Floor**  
Floor area 38.4 sq.m. (413 sq.ft.)

**Total floor area: 83.6 sq.m. (900 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		80 C
55-68	D	67 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.