



Carlisle Park Cottage | Morpeth | NE61 1XX

Offers Over £395,000

RMS | Rook
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1

Beautiful Detached Bungalow

No Onward Chain

Three Bedrooms

High Spec Kitchen

Fantastic Town Centre Location

Wrap Around Gardens

Recently Refurbished

Freehold

For any more information regarding the property please contact us today



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A RARE GEM! We have a perfectly positioned bungalow which is located within the well-known and much-loved Carlisle Park with amazing views of the River Wansbeck. With well-proportioned rooms and high-end fittings throughout, the property has been finished to a high standard and will not disappoint families who are looking for a grandeur of internal space. The historic town of Morpeth is only a few minutes' walk away and has a superb choice of local bars, restaurants, shopping delights and river walks, all on your doorstep.

The property briefly comprises:- Entrance hallway, leading down to the lounge located at the rear of the property has been fitted with light beige carpets and finished white crisp walls. The lounge is flooded natural light due to the two sets of double patio doors offering views over the garden. The high spec kitchen has been fitted with a handy breakfast bar, as well as a range of wall and base gloss units, offering an abundance of storage. Appliances include double oven, microwave, dishwasher, fridge/freezer and induction hob.

To the opposite end of the living accommodation, you have three bedrooms, all of which are doubles and have been carpeted. The master bedroom offers specular views of the Carlisle Park, benefits from a built-in wardrobe and has a fireplace which oozes character. The family bathroom has been fitted with a basin, W.C, free standing bath tub with separate walk-in shower. The modern bathroom has been fully tiled.

Externally the side garden of the bungalow offers views of the surrounding park and river which are simply stunning and it would offer any purchaser the opportunity to live in a unique location within a beautiful setting for all seasons.

MEASUREMENTS

Lounge: 15'7 x 11'6 (4.75m x 3.51m)

Kitchen: 11'5 x 12'9 (3.48m x 3.89m)

Bedroom One: 12'9 x 11'2 Max Points (3.89m x 3.40m Max Points)

Bedroom Two: 11'11 x 12'2 (3.63m x 3.71m)

Bedroom Three: 11'1 x 11'6 (3.38m x 3.51m)

Bathroom: 10'0 x 9'4 (3.05m x 2.84m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Buyer to install their own

Mobile Signal Coverage Blackspot: No

Parking: No Parking

RESTRICTIONS AND RIGHTS

Easements, servitudes or wayleaves? Not aware of any, property to be sold with all easements, servitudes, or wayleaves (Legal will confirm at conveyance stage)

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 2

Any flood defences at the property: No

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.

Council Tax Band: C

EPC Rating: D

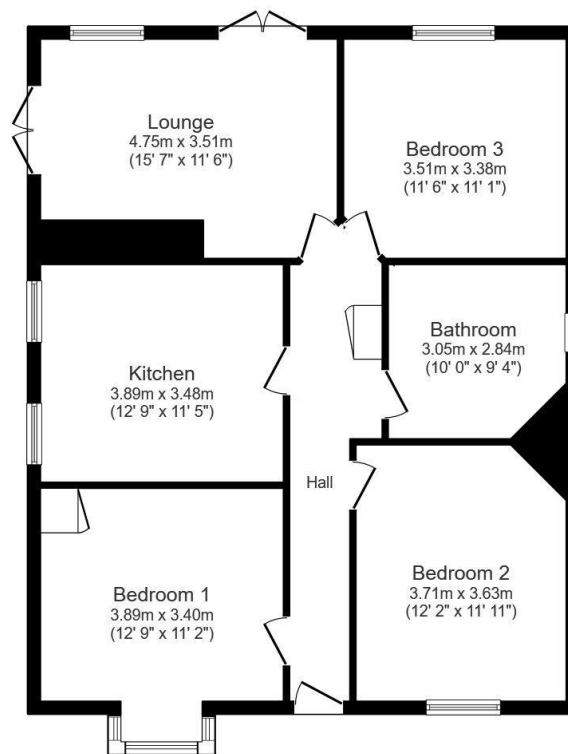
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Floor Plan

Total floor area: 89.9 sq.m. (968 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		81 B
69-80	C		
55-68	D	57 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.