



Pretoria Avenue | Morpeth | NE61 1QE

Asking Price £165,000

RMS | Rook
Matthews
Sayer



3



1



1

Stunning Family Home

Town Centre Location

Three Bedrooms

Spacious and Bright Rooms

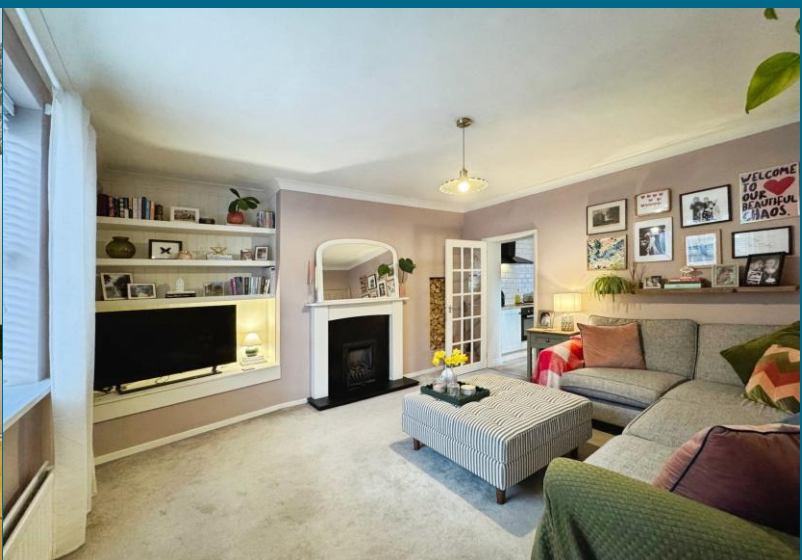
Extended Kitchen/Diner

Enclosed Front Garden

Modern Décor

Freehold

For any more information regarding the property please contact us today



T: 01670 511 711

morpeth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Simply stunning and extremely well presented, sits this three bed extended family home, located within the heart of the historic Morpeth Town Centre. The property sits on Pretoria Avenue, which is within a stone's throw from the of the bustling centre, where you will find an array of local bars, restaurants and fabulous river walks, all on your doorstep. The current owners have spent a great deal of time and love upgrading the home, meaning it is ready to walk straight into and enjoy.

The property briefly comprises:- Entrance hallway which leads straight into a spacious bright and airy lounge with views over the front garden. Finished to a high standard with modern décor and complimented with fire place and surround. This leads through to a stunning kitchen/diner which has been extended to create a fantastic space to sit and relax. The country style kitchen has been fitted with light modern wall and base units, offering an abundance of storage, finished with wooden worktops and a large Belfast sink. Integrated appliances include fridge/freezer, dishwasher and electric oven/hob.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single. All bedrooms offer excellent storage and have been tastefully modernised. The family bathroom is a great size which has been partially tiled and finished with a grey décor. Finished with W.C., hand basin, bath and a separate walk-in shower.

Externally you have your very own enclosed garden to the front, which is low maintenance and offers a decked area to relax in the sun.

Overall, this is a must view to appreciate the beauty of this home!

Lounge: 14'0 x 13'10 Max Points (4.27m x 4.22m Max Points)
Kitchen/Diner: 15'9 x 13'11 (4.80m x 4.24m)
Bedroom One: 13'11 x 8'8 (4.24m x 2.64m)
Bedroom Two: 10'9 x 10'7 (3.28m x 3.23m)
Bedroom Three: 10'7 x 6'5 (3.23m x 1.96m)
Bathroom: 8'0 x 6'11 (2.44m x 2.11m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: None
Flood Zone: Zone 2

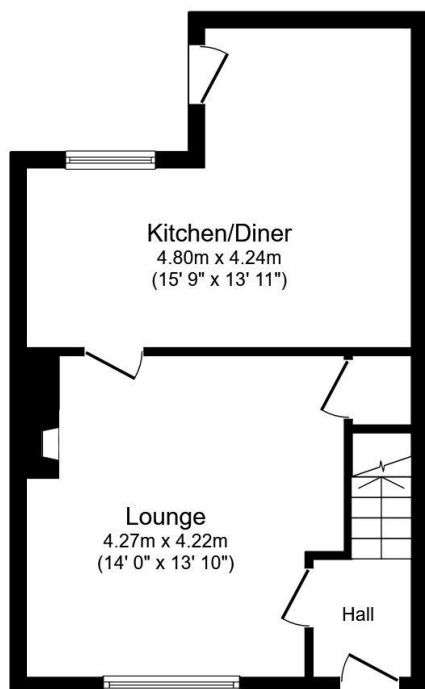
TENURE

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: B

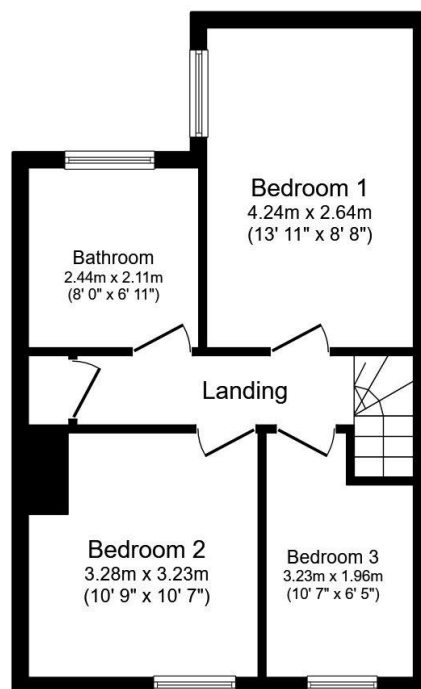
M00008818.AB.JD.23/03/2026.V.2





Ground Floor

Floor area 39.6 sq.m. (426 sq.ft.)



First Floor

Floor area 39.6 sq.m. (426 sq.ft.)

Total floor area: 79.1 sq.m. (852 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		77 C
55-68	D	66 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.

