



Borage Close | Morpeth | NE61 3FH

Asking Price £150,416

The property is a Discount Market Value property and will be sold at 75% of the open market value agreed by Northumberland County Council. Discount Market Value homes are subject to criteria within the Section 106 section on the Northumberland County Council website.

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Beautiful Mid Terraced Home

Discount Market Value Property

Three Bedrooms

Fully Enclosed Garden

Sought-After Development

Private Parking Space

Modern Décor

Freehold

For any more information regarding the property please contact us today



T: 01670 511 711

morpeth@rmsestateagents.co.uk

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Bright and airy three bedroomed mid-terraced home located on Borage Close, Morpeth. Located on a highly sought after development, the property itself is nestled away within a small cul-de-sac, offering a lovely peaceful setting to its new owners. Morpeth town Centre is just minutes' drive away, where you will find an array of local bars, in demand schools, restaurants, shopping and river walks to choose from.

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If you feel you meet the criteria, please contact Rook Matthews Sayer and we will provide an application form that can be completed and sent to housing.proposals@northumberland.gov.uk

The property briefly comprises:- Entrance porch leading straight through to an open plan kitchen and lounge. The modern kitchen has been fitted with a range of wall and base units, offering plenty of storage. The kitchen/lounge is a great space for families and offers views over the rear garden, which can be accessed via the double patio doors. Integrated appliances include gas hob and electric oven. You further benefit from a downstairs W.C.

To the first floor of the accommodation, you have two good sized bedrooms, one double and one single. Both of which have modern décor and have fitted with light grey carpets. The family bathroom has been fitted with W.C, hand basin, bath and shower over bath.

To the top floor, you are greeted by the spacious master bedroom which spans the whole of the top floor. This room is extremely light due to the dual aspect sky lights.

Externally, the property has a private parking space, whilst to the rear you have a fully enclosed garden, which has been laid to lawn with patio area, making it ideal for those who enjoy outdoor entertaining.

This could be a fantastic property for a first-time buyer!

MEASUREMENTS

Kitchen/Lounge: 22'09 x 12'12 Max Points (6.73m x 3.69m Max Points)

W.C: 2'85 x 4'94 (0.86m x 1.50m)

Bedroom One: 18'56 x 12'12 Max Points (5.65m x 3.69m Max Points)

Bedroom Two: 12'12 x 7'87 (3.69m x 2.39m)

Bedroom Three: 12'12 x 5'57 Max Points (3.69m x 1.69m Max Points)

Bathroom: 6'06 x 5'48 (1.84m x 1.67m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: ADSL Copper Wire

Mobile Signal / Coverage Blackspot: No

Parking: 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: B

Council Tax Band: C

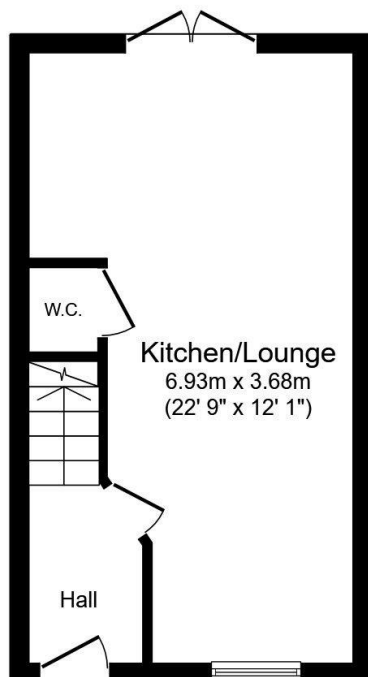
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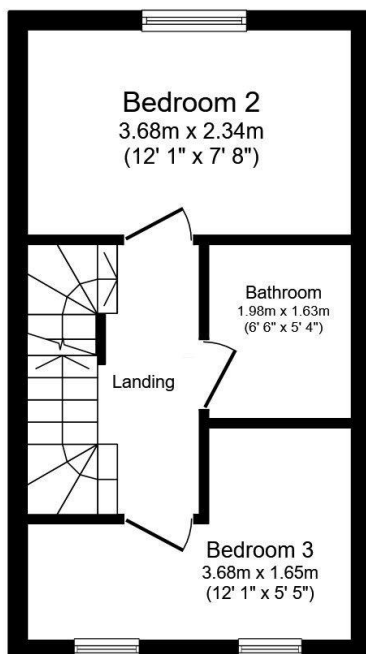
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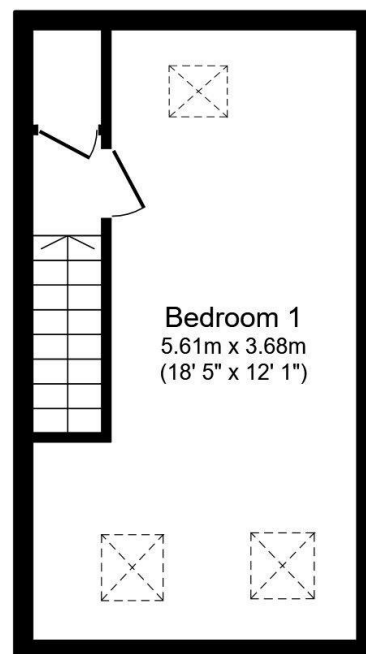
Ground Floor

Floor area 25.5 sq.m. (275 sq.ft.)



First Floor

Floor area 25.5 sq.m. (275 sq.ft.)



Second Floor

Floor area 25.5 sq.m. (275 sq.ft.)

Total floor area: 76.6 sq.m. (825 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 | | 95 A |
| 81-91 | B | 82 B | |
| 69-80 | 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.

