



Geranium Drive | Morpeth | NE61 3EY

**Asking Price £179,999**

ROOK  
MATTHEWS  
SAYER



**Beautifully Presented Home**

**Open Plan Lounge/Kitchen**

**Two Bedrooms**

**Lovely Rear Garden**

**Ever-Popular Development**

**Allocated Parking Spaces**

**Modern Décor**

**Freehold**

For any more information regarding the property please contact us today

We have a fantastic opportunity to purchase this beautifully presented two bedroomed semi-detached home, situated on the ever-popular Geranium Drive, Morpeth. The property is nestled within a small and quiet development, ideal for those looking for an idyllic semi-rural living. It offers a fantastic spot for commuters and families alike, as you have easy access to the A1 North and Southbound, whilst the bustling town of Morpeth is but a short drive away, where you will find an abundance of bars, schools, river walks, supermarkets and shopping delights to choose from.

The accommodation briefly comprises of: Entrance hallway, downstairs W.C., large open plan lounge/kitchen which has been immaculately presented, offering a bright and airy space with floods of natural light and gorgeous views over the rear garden. The kitchen has been finished to a high standard, fitted with white wall and base units, offering excellent storage. Integrated appliances include fridge/freezer, double oven, gas hob with extractor fan. You further benefit from the large walk-in cupboard, offering additional extra storage.

To the first floor there are two generous sized bedrooms, both of which have been carpeted throughout and finished with modern décor. The master bed comes with fitted wardrobes, offering excellent storage. The family bathroom has been tiled in a modern grey and complimented with W.C., hand basin, bath and shower over bath.

Externally you have a private drive providing allocated parking spaces for two cars and a fabulous enclosed garden to the rear. The garden has been laid to lawn with patio area and will be a great space for growing families.

We anticipate high levels of interest for this home. Early viewings are recommended.

#### MEASUREMENTS

Lounge/Kitchen: 23'0 x 13'1 (7.01m x 3.99m)

W.C: 4'10 x 4'1 (1.25m x 1.22m)

Bedroom One: 13'1 x 11'9 (3.99m x 3.58m)

Bedroom Two: 11'2 into wardrobe x 8'5 (3.40m into wardrobe x 2.57m)

Bathroom: 6'10 x 6'7 (2.08m x 2.00m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking

#### 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

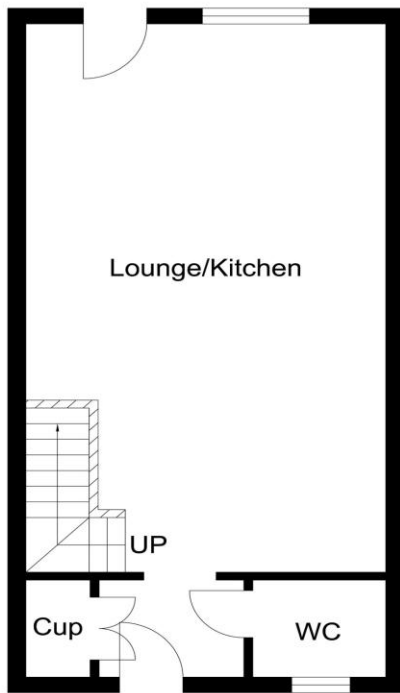
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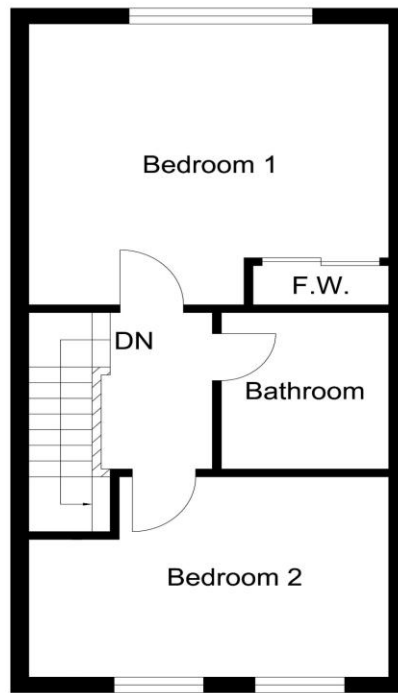
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Ground Floor



First Floor

## Geranium Drive

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 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



**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.

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