



Hood Street | Morpeth | NE61 1JF

Offers In Excess Of £365,000

RMS | Rook
Matthews
Sayer



Stunning Edwardian Home

Four Bedrooms

Town Centre Location

Beautifully Decorated

Impressive Converted Loft

Spacious and Bright Rooms

Front Garden plus Enclosed Yard

Freehold

For any more information regarding the property please contact us today



What a super location, so close to the town centre but with that lovely "tucked away" feel. We are pleased to welcome to the market this well laid out Edwardian four-bedroom home, which benefits from an impressive converted loft, which is accessed by stairs from the first floor. Located in the heart of Morpeth town centre, Hood Street is a short walk from Morpeth town centre, where you will find an array of traditional shops, local bars, restaurants and delightful river walks all on your doorstep. Internally the property offers high ceilings, spacious rooms, high end fixtures and oozes character.

The property briefly comprises:- Grand entrance hallway leading into an impressive lounge, with large bay window which floods the room with natural light and offers views over the front garden. The generous sized lounge has been finished with original wood flooring, neutral walls and a log burner which is the focal point of the room and will be ideal for those cosy winter nights. The dining room is a great space for families with ample room for your own dining table and chairs. Located to the rear of the property, is the country style kitchen which comes with a range cooker. The kitchen has been fitted with a range of wall and base units offering an abundance of storage.

To the first floor, there are two double bedrooms and a good-size single room, all of which have been carpeted and finished with modern décor. The family bathroom has been fitted with a free-standing bath, separate corner shower, basin and W.C. You further benefit from a handy airing cupboard located on the landing.

To the top floor of the accommodation, you are presented with the spectacular master bedroom which spans the whole width of the property and comes with its own ensuite shower room. The master bedroom further benefits from a large built-in wardrobe offering excellent storage.

Externally to the front of the property, there a small front garden whilst to the rear there is a fully enclosed yard with rear lane access. The rear yard is extremely private and benefits from being fully paved for low maintenance. On Street parking available.

Guaranteed to impress, this is a must view!

MEASUREMENTS

Lounge: 12'9 x 15'6 (3.89m x 4.72m)
Dining Room: 12'9 x 11'7 (3.89m x 3.53m)
Kitchen: 6'4 x 14'6 (1.93m x 4.42m)
Bedroom One: 19'5 x 11'5 (5.92m x 3.48m)
Ensuite: 7'10 x 6'0 Max Points (2.39m x 1.83m Max Points)
Bedroom Two: 13'0 x 14'8 Max Points (3.96m x 4.47m Max Points)
Bedroom Three: 12'11 x 10'0 Max Points (3.94m x 3.05m Max Points)
Bedroom Four: 11'5 x 7'4 Max Points (3.48m x 2.24m Max Points)
Bathroom: 6'4 x 13'10 (1.93m x 4.22m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: On Street Available

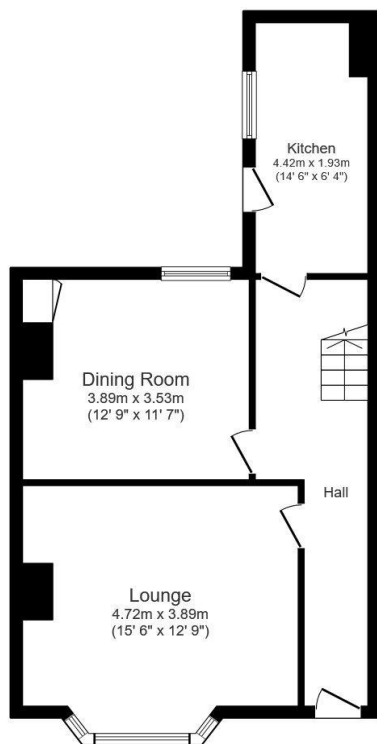
TENURE

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.

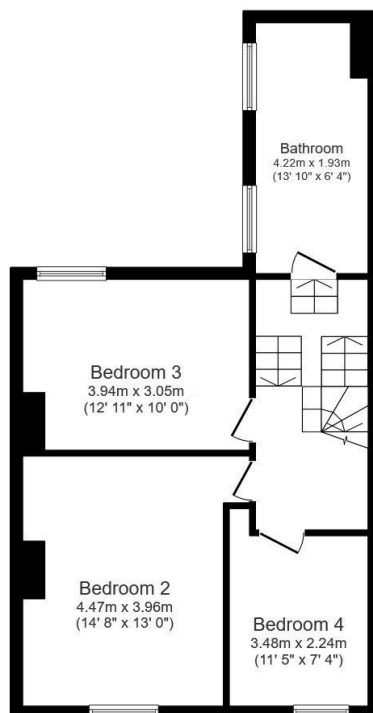
EPC Rating: D
Council Tax Band: C

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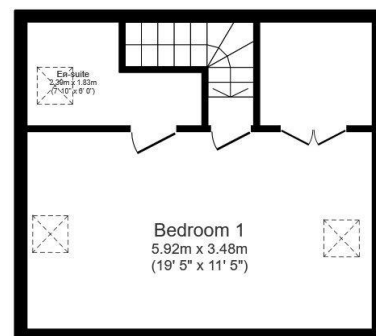




Ground Floor



First Floor



Second Floor

Total floor area: 139.5 sq.m. (1,501 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	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.

