Shaftsbury Close | Morpeth | NE61 2GJ

Asking Price £64,000

The property is being sold under the shared ownership scheme, offering its new owners the chance to purchase a 32% share. More options are available dependent on the buyer. If you feel you meet the criteria, please contact Rook Matthews Sayer and we will happily provide you with further information.

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Fabulous End of Terrace Home

Shared Ownership Scheme

Two Bedrooms

Fully Enclosed Rear Garden

Desirable Location

Private Driveway

Spacious Open Plan Kitchen/Diner

Leasehold

For any more information regarding the property please contact us today

T: 01670 511 711
morpeth@rmsestateagents.co.uk

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This is a fabulous 32% shared ownership, two bedroomed end terrace located on the ever-desirable St Georges Wood development. Located on Shaftsbury Close in Morpeth, the property boasts a fantastic location, not only as it is a stones throw from King Edwards VI school, but you are also within walking distance from the bustling and historic town of Morpeth, where you will find an array of local bars, restaurants and shopping delights to choose from. This is a well presented home, which is ready to move straight into.

The property briefly comprises:-Entrance hallway which leads into a spacious open plan kitchen diner. This is a great space for families with ample room for your dining table and chairs. The high spec kitchen has been fitted with a range of gloss wall and base units, offering excellent storage. Appliances include electric oven, gas hob and fridge freezer. The lounge is located to the rear of the property, offering views over the rear garden, which can be accessed via the double patio doors. The lounge has been finished with laminate flooring and neutral colours. You further benefit from a generous sized downstairs W.C.

To the upper floor of the accommodation, there are two good sized bedrooms, both of which are doubles and have been carpeted. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally to the front of the property, you have a driveway for one car. Whilst to the rear, you have a fully enclosed, low maintenance garden. The garden is ideal for those who enjoy outdoor living or outdoor entertaining.

This could be a fantastic property for a first-time buyer or someone looking for a property within a highly requested area.

MEASUREMENTS
Kitchen/Diner: 19'4 x 8'0 Max Points (5.89m x 2.44m Max Points)
Lounge: 12'9 x 8'10 (3.89m x 2.69m)
W.C: 6'0 x 4'10 (1.82m x 1.24m)
Bedroom One: 12'8 x 11'3 Max Points (3.86m x 3.43m Max Points)
Bedroom Two: 12'8 x 8'9 (3.86m x 2.67m)
Bathroom: 5'6 x 7'3 Max Points (1.68m x 2.21m Max Points)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway

The current monthly charges payable to Home Group from 1st April 2026 are £415.27 and are broken down as follows:

- Rent- £368.63
- Management charge – £5.83
- Insurance charge- £21.70
- Estate Charge £19.11

The above charges are reviewed annually on 1st April.

TENURE
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 125 years from and including 1 January 2017

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.

EPC Rating: B
Council Tax Band: C

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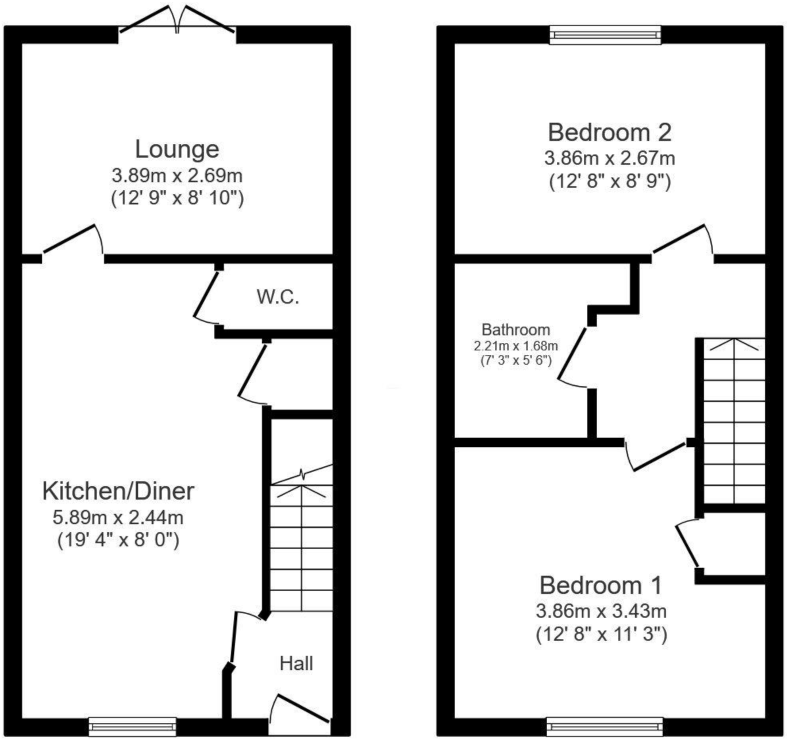

Ground Floor First Floor

Total floor area: 66.8 sq.m. (719 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		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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