



Castle Way | Pegswood | NE61 6XH

Asking Price £155,000

RMS | Rook
Matthews
Sayer

 X 2  X 1  X 1

Semi-Detached Home

Sought After Location

Two Double Bedrooms

Filly Enclosed Rear Garden

Modern Kitchen

Private Driveway and Garage

Large Rear Conservatory

Freehold

For any more information regarding the property please contact us today



This spacious, bright and airy two bedroomed home located on Castle Way, Pegswood is guaranteed to impress! The property boasts a superb position, tucked nicely within a quiet cul-de-sac, making it ideal for families. With spacious rooms throughout and tremendous position we anticipate interest will be high. The village of Pegswood benefits from a good choice of amenities on your doorstep such as a doctor's surgery, pharmacy and local Co-op, whilst you are only a two-mile drive away from the busy and historic market town of Morpeth. The property benefits from a train station 0.5 miles away, along with having easy access to the A1 at 3.5 mile away.

The property briefly comprises:- Entrance porch, a generous sized open plan lounge/diner with a bay windows offering views over the front driveway. This is a great space for families with ample room for your dining table and chairs. This leads seamlessly into the conservatory which is the perfect place for relaxation and offers views over the rear garden which can be accessed via the single patio door. The modern kitchen has been fitted with a range of gloss wall and base units offering an abundance of storage.

To the upper floor of the accommodation, you have two large double sized bedrooms, both of which have been carpeted. The master bedroom benefits from a built-in cupboard offering excellent storage. The family bathroom benefits from under floor heating and has been beautifully finished with W.C., hand basin, bath and shower over bath.

Externally to the front of the property, you have a private driveway which can accommodate at least two cars and single garage. Whilst to the rear of the property there is a fully enclosed garden which has been laid to lawn with patio area, ideal for those who enjoy outdoor entertaining.

A must view to appreciate the home on offer.

MEASUREMENTS

Lounge/Diner: 19'07 x 15'02 Max Points (5.97m x 4.62m Max Points)
Kitchen: 7'10 x 7'02 (2.39m x 2.18m)
Conservatory: 10'10 x 6'10 (3.30m x 2.11m)
Bedroom One: 8'07 x 12'03 (2.62m x 3.73m)
Bedroom Two: 9'08 x 10'08 Max Points (2.95m x 3.25m Max Points)
Bathroom: 5'05 x 7'06 Max Points (1.65m x 2.29m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Garage and Driveway

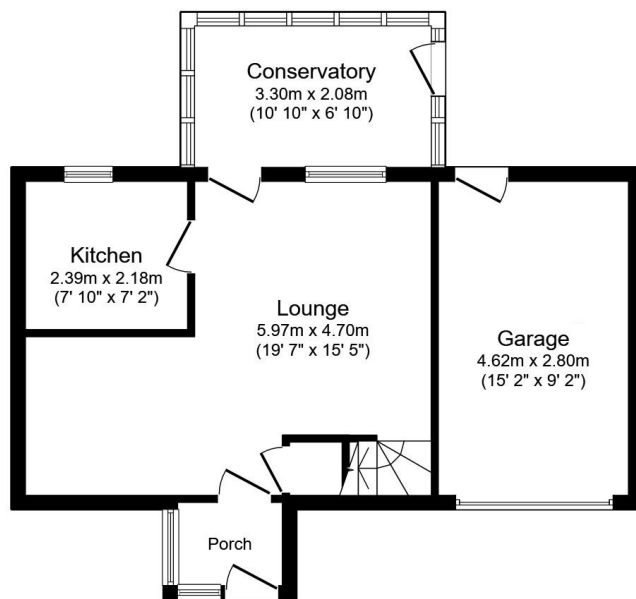
TENURE

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.

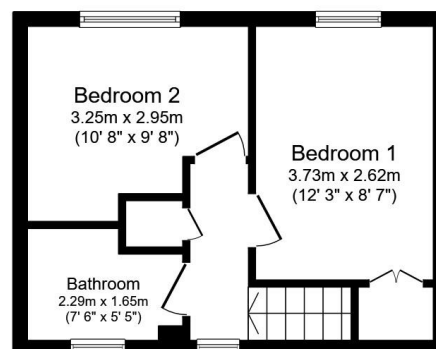
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: C
Council Tax Band: A

M00008944.LB.LB.26/08/26.V.3



Ground Floor



First Floor

Total floor area: 78.5 sq.m. (845 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		90 B
69-80	C	72 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.