

Tanners Road | Morpeth | NE61 2ZH

# Asking Price £194,999

ROOK MATTHEWS SAYER

3 1 2

**Immaculate Family Home**

**Three Bedrooms**

**Desirable Location**

**High Spec Kitchen**

**No Onward Chain**

**Modern Décor**

**Fully Enclosed Garden**

**Allocated Parking**

For any more information regarding the property please contact us today

Immaculately presented and guaranteed to impress, sits this three bedroomed family home, located on Tanners Road, which sits on the ever-desirable Barratts home development in Stobhill. The property itself offers a fabulous position tucked away within the development, offering its new owners peaceful living, whilst internally, the property has been finished to a high standard throughout by its current owners, meaning it is ready to move straight into.

The property is being advertised for 100% ownership however there is the option to purchase the property through a shared ownership scheme. Please contact Rook Matthews Sayer and we will happily provide you with further information.

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive bright and airy lounge which has been fitted with light grey carpets and finished with modern décor throughout. The lounge has a picture-perfect window overlooking the green. The kitchen /diner offers superb views of the rear garden with access via double patio doors. The high spec kitchen has been fitted with a range of high wall and base units, offering an abundance of storage. Integrated appliances include fridge/freezer, dishwasher, electric oven and four-ring gas hob.

To the upper floor of the accommodation, you have three generous sized bedrooms, two large double bedrooms and one single, which is currently used as an office. All rooms have been carpeted throughout and beautifully finished with modern décor, whilst the master bedroom further benefits from its own en-suite shower room. The family bathroom has been partially tiled and complimented with fixtures to include W.C., hand basin and bath.

Externally you have a small grassed garden to the front. To the rear of the property, you have a fully enclosed garden which has been laid to lawn, making it ideal for those that enjoy outdoor entertaining. The property further benefits from two allocated parking spaces.

With no onward chain, this property is sure to attract a lot of interest, please call us now to arrange your viewing.

Porch: 3'77 x 5'26 (1.14m x 1.60m)
Lounge: 16'24 x 7'78 Max Points (4.94m x 2.37m Max Points)
Kitchen/Diner: 10'48 x 14'99 (3.19m x 4.56m)
W.C: 5'26 X 3'02 (1.60m x 0.92m)
Bedroom One: 13'80 x 8'44 Max Points (4.20m x 2.57m Max Points)
Ensuite: 8'44 x 4'48 Max Points (2.57m x 1.36m Max Points)
Bedroom Two: 10'18 x 8'48 (3.10m x 2.58m)
Bedroom Three: 6'30 x 8'77 (1.92m x 2.67m)
Bathroom: 5'53 x 6'25 (1.68m x 1.90m)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Allocated Parking Spaces

BUILDING WORKS
Any known planning permissions or proposals in the immediate locality: The estate is still under completion

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

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

EPC Rating: B
Council Tax Band: C

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

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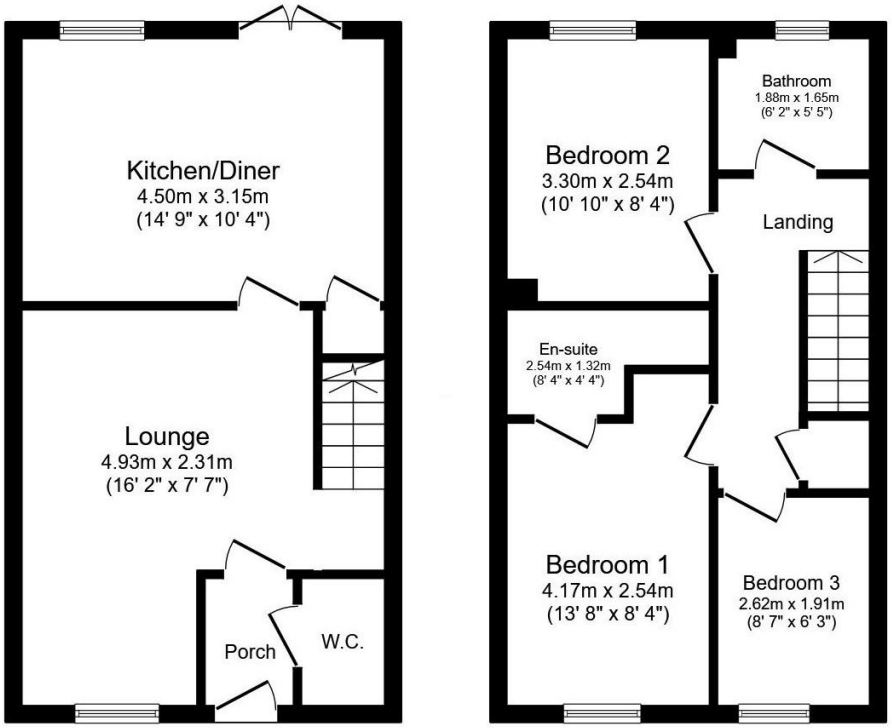






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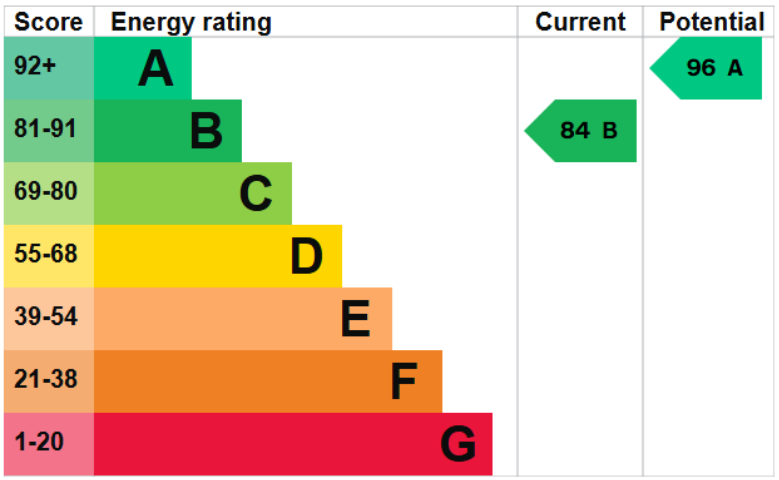



Ground Floor
Floor area 38.0 sq.m. (409 sq.ft.)

First Floor
Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 76.0 sq.m. (818 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




**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.

The Property Ombudsman

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