



Wansdyke | Morpeth | NE61 3RL

Offers In Excess Of £320,000



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Fantastic Detached Home

No Onward Chain

Three Bedrooms

Downstairs W.C.

Sought-After Location

Beautifully Presented Garden

Bright and Spacious Rooms

Large Driveway plus Garage

For any more information regarding the property please contact us today



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RMS | Rook
Matthews
Sayer

We have a fantastic opportunity to purchase this extensive three bedrooomed detached home located on Wansdyke, Lancaster Park. This is an extremely sought-after location with families, not only due to being within walking distance to St Aidan's first school, but its proximity to Morpeth town centre where you are greeted by weekly markets, river walks and plenty of bars, restaurants, and shopping wonders not to mention a first, middle and high school, all on your doorstep. The property is ideal for someone looking to put their own stamp on their new forever home.

The property briefly comprises:- Entrance hallway, downstairs W.C., a generous lounge with floods of natural light, separate extended dining room with sliding doors leading straight out into a fabulous garden. The kitchen/diner is a great space and has been fitted with a range of wooden wall and base units, offering an abundance of storage together with a pantry under the stairs offering a large storage space accessed from the kitchen. Appliances include double oven, fridge/freezer and four ring gas hob with extractor fan.

To the upper floor of the accommodation, you have three good sized bedrooms all offering fantastic space and excellent storage with bedroom one having fitted wardrobes. All rooms have been carpeted throughout. The family shower room has been fitted with W.C., hand basin and walk-in shower

Externally, you have a small, grassed area to the front with a large driveway which can accommodate three cars plus a garage. The garage further benefits from an utility area within the garage. To the rear you have a beautifully presented garden with patio area which is fully enclosed and not overlooked at all. The garden is a great space for relaxation and ideal for those who enjoy outdoor entertaining.

With no onward chain, this property offers plenty of scope to really make it your own and it won't be available for long! Call now to arrange your viewing.

Lounge: 17'11 x 11'9 (5.46m x 3.58m)
Dining Room: 19'4 x 8'5 (5.89m x 2.57m)
Kitchen: 15'11 x 13'7 Biggest Points (4.85m x 4.15m Biggest Points)
W.C: 6'7 x 4'1 (2.00m x 1.24m)
Bedroom One: 11'1 x 10'3 (3.38m x 3.12m)
Bedroom Two: 11'1 x 7'11 (3.38m x 2.41m)
Bedroom Three: 10'3 x 6'6 (3.12m x 1.98m)
Bathroom: 7'10 x 5'9 (2.39m x 1.75m)

PRIMARY SERVICES SUPPLY

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

TENURE

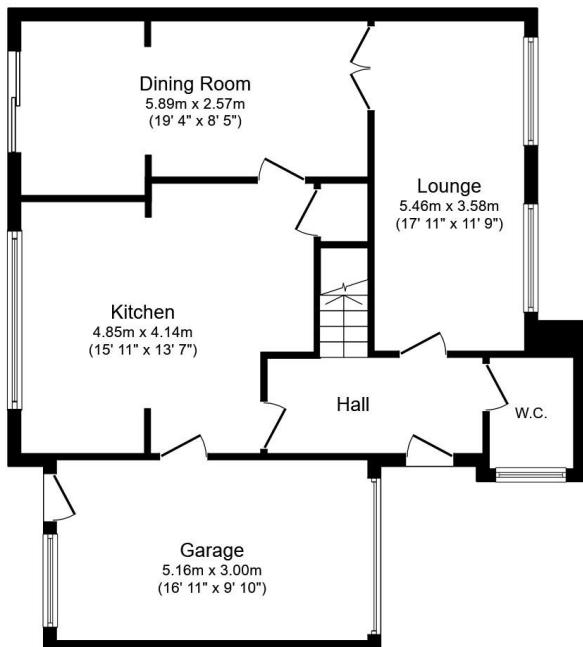
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: D
Council Tax Band: D

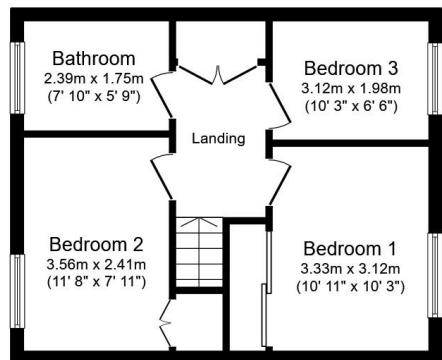
It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch if you require any further information.

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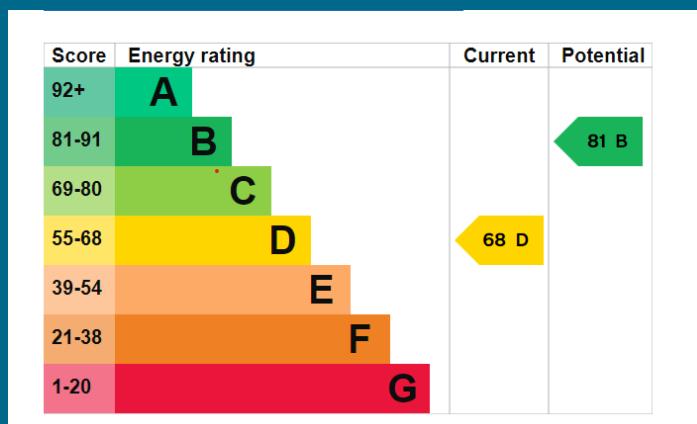


Ground Floor



First Floor

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



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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.

