



Westfield | Morpeth | NE61 2RG

**Asking Price £230,000**

**RMS** | Rook  
Matthews  
Sayer



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**Spacious Semi Detached Bungalow**

**No Onward Chain**

**Two Bedrooms**

**Secluded Enclosed Rear Garden**

**Quiet and Well-Established Community**

**Driveway plus Garage**

**Bright and Airy Rooms**

**Freehold**

For any more information regarding the property please contact us today



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No onward chain! This spacious two bedroomed semi-detached bungalow is located on Westfield, Kirkhill, Morpeth. Sit within a quiet and well-established community, this property offers its new owners peaceful living at its finest. This area is hugely attractive to house hunters, not only due to being within walking distance to the local train station, but Morpeth town centre is also within walking distance, where you will find an array of local bars, restaurants and river walks all on your doorstep. Internally the property has been well maintained by its current owner, whilst to the rear, there is a mature garden that pops with colour and vibrancy.

The property briefly comprises:- Entrance hallway, a bright and airy lounge with floods of natural light due to the large windows overlooking the front garden. Currently finished with modern décor and complimented with fireplace and surround. The kitchen is located to the rear of the property and has been fitted with a range of modern wood wall and base units, offering excellent storage. Appliances include an electric hob and double oven, whilst you have ample space for your own fridge/freezer and washing machine. The kitchen leads seamlessly into the fabulous rear garden.

There are two good sized double bedrooms, both of which have been carpeted throughout and fitted with mirrored wardrobes, providing excellent storage. The family shower room was recently finished fitted with W.C., hand basin and walk-in shower.

Externally you have a private allocated parking space to the front, with an additional shared driveway which leads you to your single garage. There is a small grassed area to the front, whilst to the rear there is a fully enclosed garden which is extremely secluded and fully enclosed. The vibrant garden is a great space for relaxation and will be a real winner for those who enjoy outdoor living.

With no onward chain, this is a must view to appreciate the home on offer!

Lounge: 13'9 x 11'0 Max Points (4.19m x 3.35m Max Points)  
Kitchen: 10'10 x 10'4 (3.30m x 3.15m)  
Bedroom One: 11'11 x 11'8 (3.63m x 3.56m)  
Bedroom Two: 10'10 x 11'8 (3.30m x 3.56m)  
Bathroom: 7'8 x 6'8 (2.34m x 2.03m)

#### PRIMARY SERVICES SUPPLY

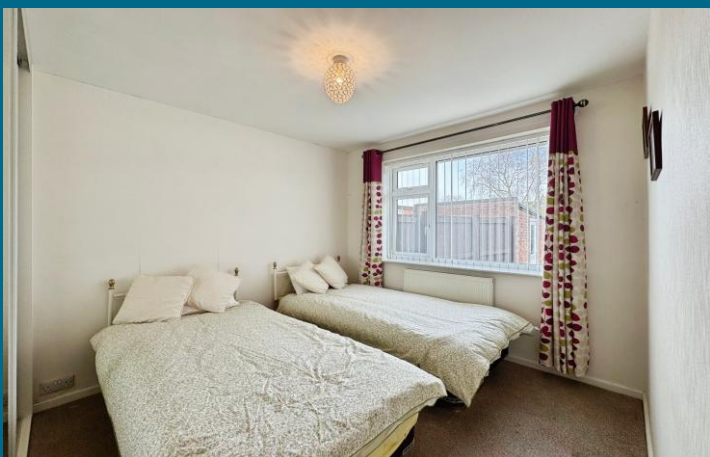
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: None  
Mobile Signal / Coverage Blackspot: No  
Parking: Driveway & Garage

#### 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: C  
Council Tax Band: B

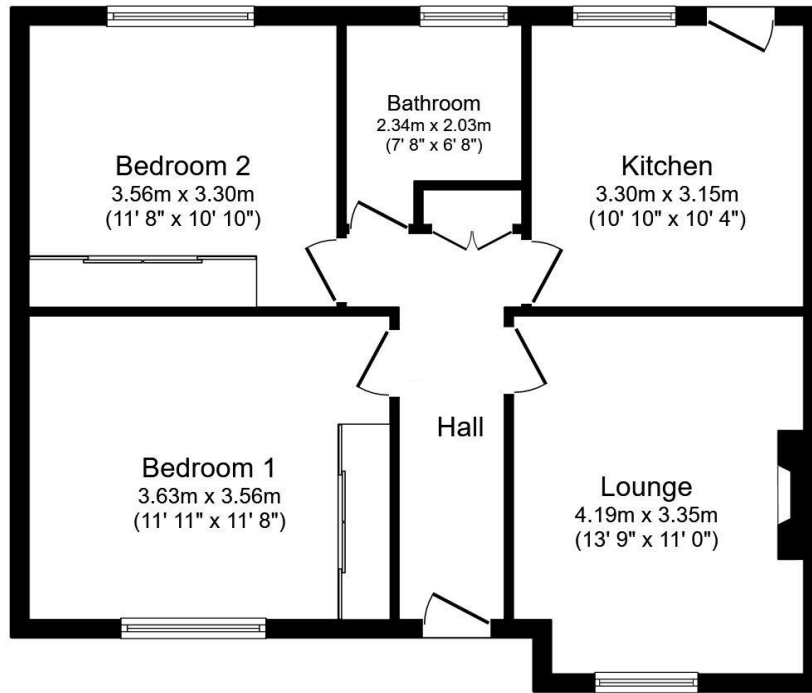
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### Floor Plan

Floor area 64.0 sq.m. (689 sq.ft.)

Total floor area: 64.0 sq.m. (689 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](http://www.Propertybox.io)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 69 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 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.



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