



Grange Road | Morpeth | NE61 2UE

Asking Price £270,000

RMS | Rook
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Sayer



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Two Bedroomed Bungalow

Desirable Location

Semi-Detached

Enclosed Rear Garden

No Onward Chain

Garage and Private Driveway

Bright and Spacious Rooms

Freehold

For any more information regarding the property please contact us today



Nestled within a peaceful and highly desirable area of Morpeth, this two bedroomed semi-detached bungalow has just become available on Grange Road, Stobhill. This is an extremely popular area with house hunters, not only due to its location to the local train station, but it is also within walking distance to the historic town of Morpeth, where you are greeted with an array of local bars, restaurants, weekly markets and delightful river walks to choose from. Internally the property offers spacious rooms throughout with a lovely enclosed garden to the rear.

The property briefly comprises:- Entrance porch leading you through to a bright and airy lounge, which has been finished with neutral colours. The impressive lounge is flooded with natural light due to the large window overlooking the front garden. The kitchen is located to the rear of the property and has been fitted with a range of units, offering an abundance of storage. This leads seamlessly into a handy separate utility. From here you can access the conservatory, which offers lovely views over the rear garden which can be access via the single patio door.

To the other end of the living accommodation, you have two good sized bedrooms, both bedrooms are doubles and both have been carpeted. The family bathroom has been partially tiled and fitted with W.C., hand basin and walk in shower.

Externally, the property has a private driveway, small grassed area and a single garage with additional on street parking available. Whilst to the rear of the property there is a generous sized enclosed garden, which has been laid to lawn with patio area making it ideal for outdoor entertaining.

With no onward chain, we anticipate interest levels to be high so call now to organise your viewing.



MEASUREMENTS

Porch: 3'05 x 5'09 (0.92m x 7.75m)
Lounge: 15'10 x 13'02 Max Points (4.83m x 4.01m Max Points)
Kitchen: 10'05 x 10'09 (3.18m x 3.28m)
Utility Room: 13'05 x 6'07 Max Points (4.09m x 2.00m Max Points)
Conservatory: 7'01 x 6'04 (2.16m x 1.93m)
Bedroom One: 11'02 x 10'03 (3.40m x 3.12m)
Bedroom Two: 8'04 x 10'09 (2.54m x 3.28m)
Bathroom: 7'06 x 7'01 (2.29m x 2.16m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway and 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: D
Council Tax Band: C

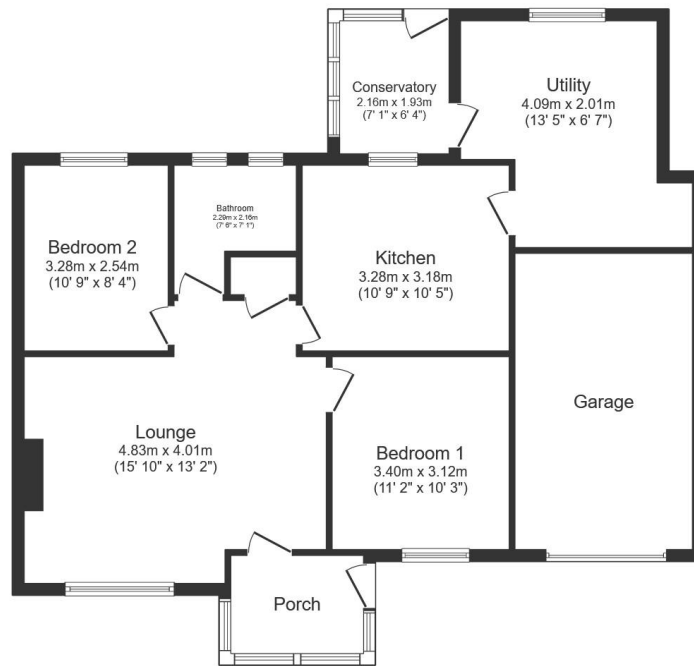
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Floor Plan

Total floor area: 100.4 sq.m. (1,080 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		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.

