



Cheviot Way | Stannington | NE61 6BN

**Offers In The Region Of £380,000**

**RMS** | Rook  
Matthews  
Sayer



4



2



3

**Immaculately Presented Townhouse**

**Four Bedrooms**

**Picturesque Village**

**Modern Décor**

**Open Plan Kitchen/Diner**

**Enclosed Rear Garden**

**Driveway plus Garage**

**Managed Freehold**

For any more information regarding the property please contact us today



T: 01670 511 711

[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

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Immaculately presented four bedroomed townhouse on the ever-desirable Cheviot Way, St Mary Park. The property is surrounded by idyllic communal gardens and set within a quiet development with a gastro pub on your door-step. The picturesque village of Stanington itself offers a first school and further amenities, whilst the historic town of Morpeth town is only a short drive away, where you will find a fantastic selection of bars, restaurants and shopping delights to choose from. Internally the property offers a vast amount of space with evident high-quality fixtures throughout.

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive lounge with electric fire place that takes centre stage, along with double patio doors which lead out to your own private oasis. This leads seamlessly into the high spec kitchen, which has been fitted with a range of white gloss wall and base units offering an abundance of storage. The open plan kitchen diner is great space for families with ample space for your own dining table and chairs. Integrated appliances include dishwasher, fridge freezer, electric oven and induction hob.

To the first floor, you have a cosy snug with built in media wall and fantastic balcony, offering views over the rear garden. There are two good sized double bedrooms, both of which have been carpeted throughout. One of these bedrooms is the second bedroom which benefits from its own en-suite shower room. The main family bathroom can also be found on this floor which has been partially tiled and beautifully finished with a W.C, basin and bath tub.

The top floor is then home to a further two large doubles, again both have been carpeted throughout and tastefully finished with a modern décor. One of these is the master bedroom which benefits from large fitted wardrobes, its own en-suite shower room and balcony which allows floods the room with natural light.

Externally to the front of the property, you have a private driveway plus a detached garage. To the rear, you can enjoy a fully enclosed private oasis, which has been laid to lawn with patio area and has plenty of space to accommodate your own outdoor furniture.

A must view to appreciate the home on offer.



#### MEASUREMENTS

Lounge: 9'06 x 14'05 (2.76m x 4.28m)  
Kitchen/Diner: 8'05 x 25'04 Max Points (2.45m x 7.63m Max Points)  
W.C: 7'00 x 5'07 (2.13m x 1.54m)  
Snug: 14'05 x 10'02 (4.28m x 3.05m)  
Bedroom One: 14'05 x 9'10 (4.28m x 2.77m)  
Ensuite One: 7'02 x 4'06 (2.13m x 1.23m)  
Bedroom Two: 14'05 x 9'01 (4.28m x 2.74m)  
Ensuite Two: 7'01 x 7'01 Max Points (2.13m x 2.13m Max Points)  
Bedroom Three: 12'00 x 13'07 (3.65m x 3.98m)  
Bedroom Four: 14'05 x 9'04 (4.28m x 2.75m)  
Bathroom: 7'06 x 7'01 (2.15m x 2.13m)

#### PRIMARY SERVICES SUPPLY

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

#### TENURE

Managed 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: E

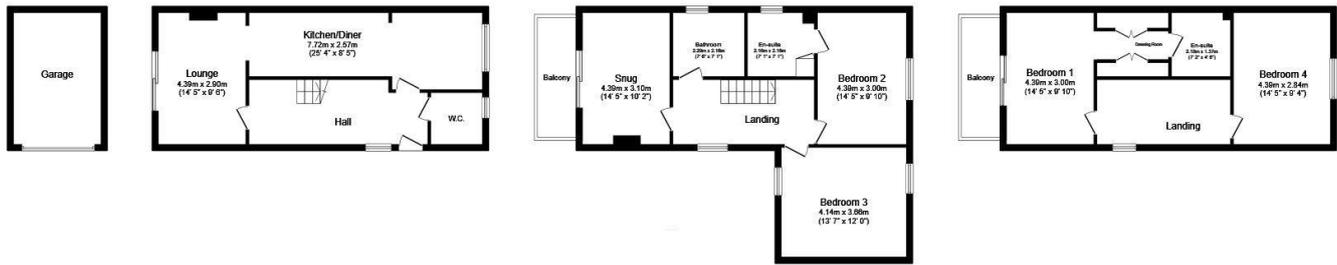
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Garage

Ground Floor  
Floor area 47.1 sq.m. (507 sq.ft.)

First Floor  
Floor area 62.6 sq.m. (674 sq.ft.)

Second Floor  
Floor area 47.1 sq.m. (507 sq.ft.)

Total floor area: 169.6 sq.m. (1,825 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             |         |           |
| 69-80 | C             | 76 C    | 80 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



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