



Norman Terrace | Morpeth | NE61 1UQ

**Asking Price £170,000**

ROOK  
MATTHEWS  
SAYER



## Immaculate Terraced Home

**Three Bedrooms**

**Town Centre Location**

**Beautifully Finished**

## Spacious and Bright Rooms

**South Facing Garden**

**On Street Parking**

**Freehold**

For any more information regarding the property please contact us today

Immaculately presented and guaranteed to impress, sits this three-bed family home, located on Norman Terrace, Middle Greens, which is highly sought after with those looking to live in the heart of Morpeth Centre. The property itself is nestled away on a quiet residential street, 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. Morpeth centre is only minutes' walk away along the river banks, where you will find an array of local bars, restaurants, local weekly markets and shopping delights to choose from.

The property briefly comprises:- Entrance hallway, the generous sized lounge is bright and airy due to its high ceiling and views over the front garden. The lounge further benefits from a beautiful feature gas effect fireplace. This leads seamlessly into the kitchen/diner located to the rear of the property and is a great space for families, with plenty of space for your dining table and chairs. The modern high spec kitchen has been fitted with a range of matt wall and base units, offering an abundance of storage. Appliances include ceramic hob, electric oven, microwave, dishwasher and fridge freezer. Leading from the kitchen through a back hall, you further benefit from a downstairs W.C. The back hall has coat storage and back door leading to the enclosed rear yard.

To the upper floor of the accommodation, you have three generous sized bedrooms, two doubles and one single. All of which have been tastefully decorated throughout. The third bedroom benefits from an airing cupboard providing plenty of storage. The family bathroom includes W.C., hand basin, bath and shower over bath.

Externally you have a small enclosed yard to the rear and a large garden to the front, mostly laid to lawn offering peace and quiet, which will be a real winner with any sun worshipers. On street parking is available.

### MEASUREMENTS

Lounge: 14'96 x 14'21 Max Points (4.50m x 4.32m Max Points)

Kitchen/Diner: 18'53 x 8'10 (5.61m x 2.69m)

W.C: 4'31 x 2'56 (1.31m x 0.78m)

Bedroom One: 11'05 x 13'33 (3.48m x 4.04m)

Bedroom Two: 11'11 x 9'41 (3.63m x 2.84m)

Bedroom Three: 9'97 x 7'52 (2.97m x 2.26m)

Bathroom: 7'50 x 4'87 (2.26m x 1.42m)

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Central Gas

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: On Street

### 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

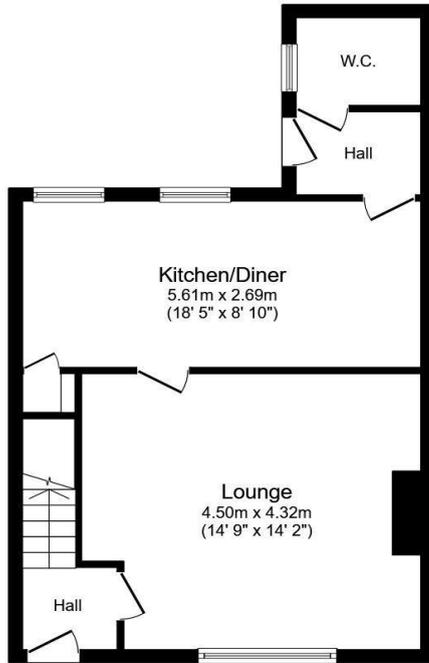
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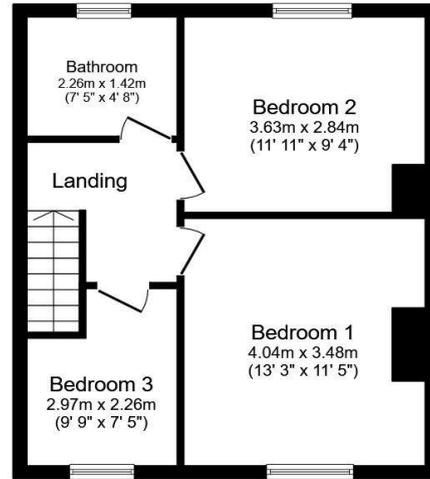
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**Ground Floor**

Floor area 49.1 sq.m. (528 sq.ft.)



**First Floor**

Floor area 43.5 sq.m. (468 sq.ft.)

**Total floor area: 92.6 sq.m. (996 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		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



**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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