



Bracken Ridge | Morpeth | NE61 3SY

Offers In The Region Of £395,000

RMS | Rook
Matthews
Sayer



4



1



2

Detached Family Home

Extremely Spacious

Four Bedroom

Corner Plot

No Onward Chain

Southerly Aspect To Rear

Desirable Area

Garage and Driveway

For any more information regarding the property please contact us today



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With no onward chain! This extremely spacious four bedroomed family home has just become available on the ever-desirable Lancaster Park. The property boasts a tremendous corner position and is an extremely sought-after location with families, not only due to being within walking distance to All Saints 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. Internally the property offers a vast amount of space with scope to put your own stamp on your new forever home!

The property briefly comprises:- A large entrance hallway, downstairs W.C, separate office, and impressive lounge with fireplace and surround. The substantial size lounge is flooded with natural light due to the large picture-perfect window offering views over the front garden. The lounge has been fitted with light beige carpets and finished with neutral colours. This leads seamlessly through to a separate dining area which is a great space for families with plenty room for your dining table and chairs. The generous galley style kitchen has been fitted with a range of wall and base units. You further benefit from a sizeable utility room.

To the upper floor of the accommodation, you have four good sized bedrooms, three doubles and one single. The third- and fourth-bedroom benefit from fitted wardrobes offering excellent storage. Whilst the master bedroom has its own dressing area and ensuite bathroom. The family bathroom has finished with a W.C, basin, bath tub and shower attachment.

Externally, you have a small, grassed area to the front of the property. To the rear of the property there is a large garden which has been laid to lawn with patio area which has that all important southerly aspect. This generous sized garden is ideal for those who enjoy outdoor entertaining. You further benefit from a single garage and private driveway with additional on street parking available.

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.

MEASUREMENTS

Lounge: 17'11 x 16'00 (5.46m x 4'88m)
Dining Room: 13'02 x 9'03 (4'01m x 2'82m)
Kitchen: 12'03 x 9'03 (3'73m x 2'82m)
Office: 8'10 x 9'05 (2'69m x 2'87m)
Utility Room: 7'05 x 9'03 (2'26m x 2'87m)
W.C: 5'07 x 6'10 (1'70m x 2'08m)
Bedroom One: 11'10 x 12'03 Max Points (3'61m x 3'73m Max Points)
Dressing Room: 7'00 x 7'00 (2'13m x 2'13m)
Ensuite: 5'04 x 7'00 (1'62m x 2'13m)
Bedroom Two: 9'04 x 22'03 (2'84m x 6'78m)
Bedroom Three: 13'08 x 7'08 (4'17m x 2'33m)
Bedroom Four: 8'01 x 9'04 (2'46m x 2'84m)
Bathroom: 8'00 x 6'04 Max Points (2'44m x 1'93m Max Points)

PRIMARY SERVICES SUPPLY

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

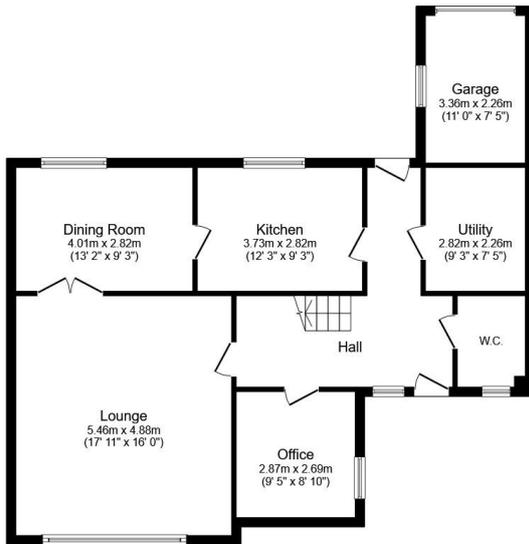
The sale of this Property is subject to Grant of Probate. Grant of Probate has now been issued. Please seek an update from the Branch if you require any further information.

TENURE

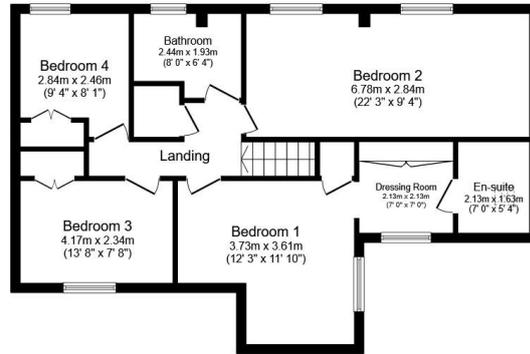
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: C
Council Tax Band: E

M00008772.LB.LB.06/03/26.V.2



Ground Floor
Floor area 90.2 sq.m. (971 sq.ft.)



First Floor
Floor area 69.6 sq.m. (750 sq.ft.)

Total floor area: 159.8 sq.m. (1,720 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	73 C	79 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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