

Murray Gardens, Rothbury, Morpeth, Northumberland

Offers Over £195,000



Full Description

Elizabeth Humphreys Homes are delighted to present this beautifully maintained two-bedroom semi-detached home, offered to the market with no onward chain and ready for immediate occupation. Occupying an attractive position overlooking open green space to the front and enjoying far-reaching views towards the Simonside Hills from the rear, this modern home offers stylish, low-maintenance living in a peaceful setting. No Chain.

Built approximately seven years ago, the property benefits from uPVC double glazing, gas central heating, fibre to the property broadband, and all mains services, making it an ideal purchase for first-time buyers, professionals, downsizers or investors alike. The home has been built with a ramp for easy access, low-level switches and sockets, and wide access doors.

A composite front door opens into a practical entrance porch, providing the perfect space for coats, shoes and everyday essentials before leading through into the welcoming L-shaped hallway.

Positioned to the front of the property, the contemporary kitchen/dining

room is both bright and practical, with a large window overlooking the attractive green. Fitted with an excellent range of wall and base units complemented by beech-effect worktops and matching upstands, the kitchen incorporates an integrated fridge freezer, washer dryer, slimline dishwasher, stainless steel sink, four-burner gas hob with stainless steel splashback and chimney-style extractor, together with an electric oven below. The layout offers ample preparation space and storage while comfortably accommodating a dining table.

To the rear of the home, the spacious lounge is flooded with natural light through French doors opening directly onto the garden. This inviting reception room provides generous space for comfortable seating and enjoys delightful views towards the Simonside Hills, creating a wonderful backdrop throughout the seasons.

Outside, the enclosed rear garden has been thoughtfully designed for ease of maintenance, featuring decorative gravel, a paved seating area, pathway leading to the rear gate and a substantial garden shed providing excellent external storage. It is a private and sunny space, perfect for relaxing or entertaining.

The principal bedroom enjoys the peaceful rear aspect, taking full advantage of the attractive countryside views, while the second bedroom overlooks the open green to the front and offers an ideal guest bedroom, nursery or home office.

Completing the accommodation is a modern family bathroom fitted with a white suite comprising a bath with shower over and glazed screen, pedestal wash hand basin, WC, chrome heated towel rail, contemporary tiling and ceiling spotlights.

A generous storage cupboard within the hallway houses the modern gas boiler and consumer unit while providing valuable additional storage space.

Beautifully presented throughout and offered with no onward chain, this is a superb opportunity to acquire a stylish, energy-efficient home in a desirable location, requiring nothing more than moving in and enjoying.

Tenure: Freehold
Council Tax Band:
EPC: B

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

Important Note: These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- Immaculately presented two-bedroom semi-detached home, sold with no onward chain
- Approximately seven years old and ready to move straight into
- Desirable position overlooking attractive open green space to the front
- Bright lounge with French doors opening onto the low-maintenance rear garden
- Modern fitted kitchen/diner with integrated appliances
- Two well-proportioned bedrooms with countryside views towards the Simonside Hills
- Contemporary family bathroom with shower over the bath and chrome heated towel rail
- Enclosed, low-maintenance rear garden with quality garden shed and gated access
- Gas central heating, uPVC double glazing and all mains services
- Ideal first-time purchase, downsizing opportunity or investment property, 100% ownership and Freehold

Contact Us

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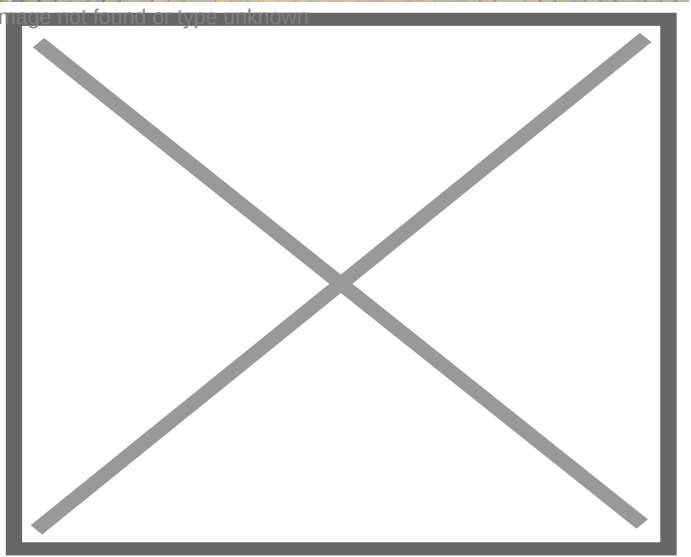


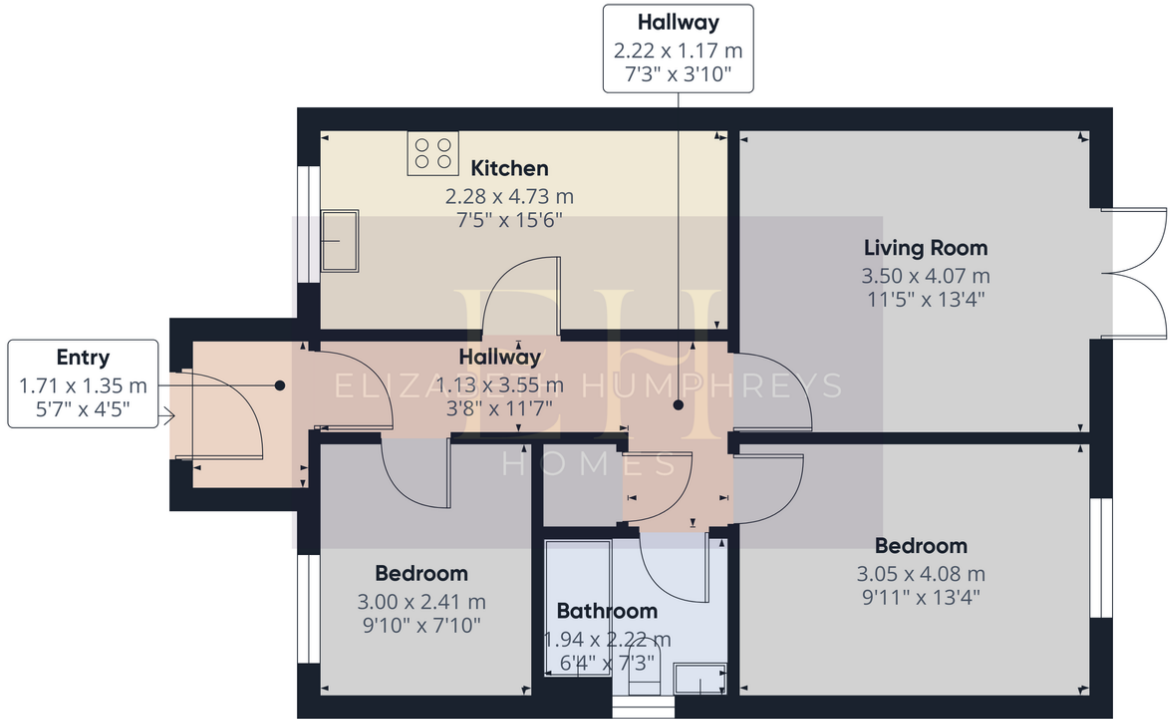




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		99
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
59.2 m²
638 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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