



- Two Bedroom Terrace
- Utility
- In Need of Updating

- Lounge
- Bathroom
- Fabulous Opportunity

- Kitchen
- Front and Rear Gardens
- Council Tax Band A



**\*\*FOR SALE BY MODERN AUCTION\*\*** A 2 bedroom mid terrace house, in need of refurbishment, providing the successful buyer with a fabulous opportunity to create a lovely home, to their own taste and requirements. With gas central heating and sealed unit double glazing. The Entrance Hall has stairs to first floor and door to the spacious Lounge, with bay window to the front and open chimney breast. From the lounge, door to The Kitchen fitted with base and wall units, sink unit and space for cooker. Door to utility with door to rear garden and cupboard housing the gas combination boiler. Stairs lead to the first floor landing with bedroom 1 to the front and Bedroom 2 to the rear. The Bathroom/WC has a low level wc, pedestal wash basin and paneled bath.

Externally, there is a small lawn to the Front Garden with gate and path to the front door. The rear garden has a good sized lawn.

There is good access to local and town centre shops, Carlisle Park, a range of pubs and restaurants, sporting facilities and schools for all ages. Morpeth is well placed for the A1 and has its own East Coast mainline railway station.

#### Entrance Hall

**Lounge 14'0" x 12'11" (4.270 x 3.961)**

**Kitchen 10'0" x 8'3" (3.069 x 2.532)**

**Utility 5'7" x 5'2" (1.710 x 1.594)**

#### First Floor Landing

**Bedroom 1 13'1" x 10'11" (4.010 x 3.350)**

**Bedroom 2 9'5" x 8'10" (2.881 x 2.700)**

**Bathroom 7'1" x 5'2" (2.179 x 1.590)**

#### Auctioneer Comments



Energy Performance: Current Potential

Council Tax Band: A

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.