SIGNATURE

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Exceeding Expectations



FOR SALE

George Fitzroy Court

ST. MARY PARK, MORPETH, NE61 6FE

ASKING PRICE

£193,000

3 BEDROOMS · 2 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

George Fitzroy Court, St. Mary Park

ASKING PRICE £193,000 · LEASEHOLD

Welcome to George Fitzroy Court, St Mary Park, Morpeth, brought to you by Signature North East Estate Agents. Nestled in a quiet and highly sought-after area, this three bedroom townhouse, constructed in 2018, epitomizes modern living in a serene environment. Located in the picturesque estate of St Mary Park, residents enjoy the beauty of the surroundings while still being conveniently connected. With the A1 nearby, commuting to Newcastle is a breeze, and Morpeth train station is just a short 10-minute drive away.

Available to purchase on a 50% shared ownership basis for £96,500 (plus monthly rent/fees), or can be bought outright at the 100% full market value of £193,000.

Upon entering, you're greeted by a downstairs WC for convenience, leading into a spacious open-plan living room and kitchen area. The kitchen is equipped with modern amenities including an integrated oven, hob, fridge freezer, and washer/dryer, perfect for both everyday living and entertaining guests.

Boasting three bedrooms, including a master bedroom with its own en-suite bathroom, this property offers comfortable accommodation for families or professionals seeking a tranquil lifestyle. The further two bedrooms are generously sized, with one currently being used as a dressing room. The bathrooms are modern, with the family bathroom fitted with a bath and the en-suite with a shower.

For those who enjoy local amenities, there's no shortage here. The estate boasts its own restaurant, adding to the convenience and charm of the area.

The property itself is a haven of modernity and light, with natural decorating enhancing its contemporary appeal. A garage provides parking for one car, supplemented by a driveway for an additional vehicle. Additionally, the property includes a piece of land to the rear of the garage, adding further value and potential.

Don't miss the opportunity to make this stunning property your new home. Contact Signature North East today to arrange a viewing.





KEY FEATURES

- Three-bedroom townhouse, built 2018
- St Mary Park, Morpeth
- 50% shared ownership or outright
- Open-plan living room & kitchen
- Integrated appliances
- Downstairs WC
- Garage, driveway & extra land

- Council Tax Band
- EPC Rating C


LAUNDRY
LIGHTS
DARKS







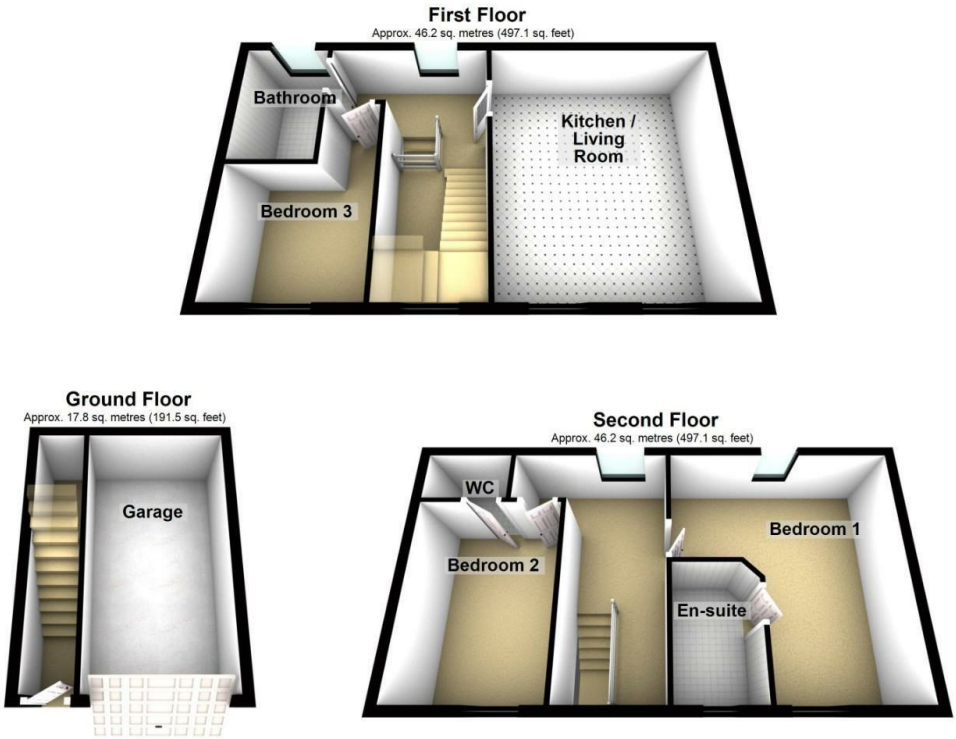


ACCOMMODATION

Room Dimensions

Kitchen / Living Room	4.94 x 4.41 (16'2" x 14'5")
Bedroom One	4.97 x 4.41 (16'3" x 14'5")
En Suite	2 x 1.62 (6'6" x 5'3")
Bedroom Two	3.85 x 2.78 (12'7" x 9'1")
WC	1.67 x 0.99 (5'5" x 3'2")
Bedroom Three	3.7 x 2.78 (12'1" x 9'1")
Bathroom	2.39 x 1.62 (7'10" x 5'3")

FLOOR PLAN



Total area: approx. 110.2 sq. metres (1185.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.