

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 George Fitzroy Court, Morpeth NE61 6FE

George Fitzroy Court, Morpeth NE61 6FE

Asking Price
£200,000

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 £100,000 (plus monthly rent/fees), or can be bought outright at the 100% full market value of £200,000.

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.

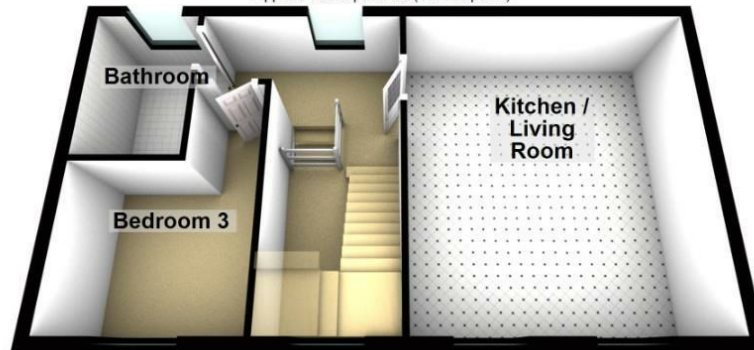


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

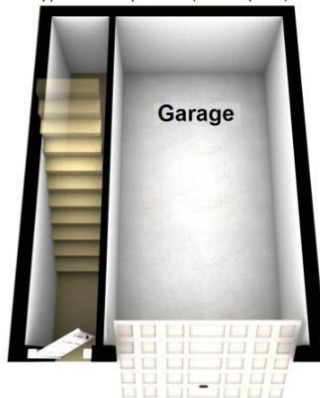
First Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



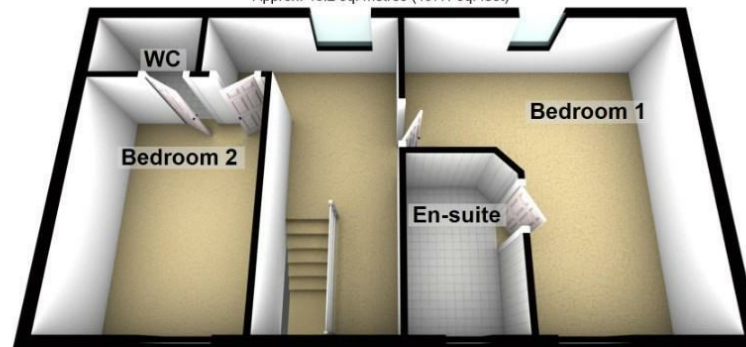
Ground Floor

Approx. 17.8 sq. metres (191.5 sq. feet)



Second Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



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.

Measurements:

Kitchen / Living Room
16'2" x 14'5"

Bedroom One
16'3" x 14'5"

En Suite
6'6" x 5'3"

Bedroom Two
12'7" x 9'1"

WC
5'5" x 3'2"

Bedroom Three
12'1" x 9'1"

Bathroom
7'10" x 5'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News