



- 3 Double Bedrooms
- Lounge
- Garage
- Council Tax Band E / EPC Rating B

- En suite & Dressing Area
- Bathroom
- Rear Garden

- Dining Kitchen
- Cloaks WC
- Driveway Parking

This well appointed and presented 3 bedroom townhouse within this popular and well positioned development is within walking distance of Morpeth golf club, town centre and train station.

The welcoming Reception Hall has stairs to the first floor and a Cloakroom/WC with low level wc and wash basin. The Kitchen/Dining Room is fitted with a good range of wall and base units, with sink unit, electric oven, gas hob with extractor over, integrated washing machine, dishwasher, fridge freezer and door to the rear garden. Stairs lead from the hall to the First Floor Landing. The spacious Lounge features two glazed doors with Juliet style balconies. Bedroom 1, currently used as a home office has a separate dressing area and an En suite shower room fitted with low level wc, wash basin and shower enclosure. Stairs lead to the second floor Landing, with airing cupboard with hot water cylinder. Bedroom 2 is a double to the rear with loft access hatch. Bedroom 3, also a double is to the front. The Bathroom/WC is fitted with a low level wc, wash basin, bath and separate shower enclosure. From the ground floor entrance hall there is a door to the integral garage with up and over access door. Externally to the front is a double driveway to the garage. To the rear is an enclosed garden with patio, lawn and gate access.

Being situated in a highly sought after location, Morpeth offers excellent schools, leisure facilities, shops, restaurants and pubs. There is easy access to the A1 for commuting to Newcastle city centre, and good public transport links with regular bus services into Morpeth town centre and the nearby train station for services to Newcastle, Edinburgh, York and London Kings Cross.

Entrance Hall 21'0" x 6'2" max inc stairs (6.422 x 1.893 max inc stairs)

Cloaks WC

Dining Kitchen 15'1" x 11'5" (4.620 x 3.486)

Garage

First Floor

Lounge 15'1" x 12'5" (4.620 x 3.809)

Bedroom 1 15'1" x 10'1" (4.620 x 3.093)

Dressing Area and En suite

Second Floor

Bedroom 2 15'1" x 11'9" (4.620 x 3.593)

Bedroom 3 15'1" x 10'2" (4.620 x 3.104)

Bathroom





Energy Performance: Current B Potential B

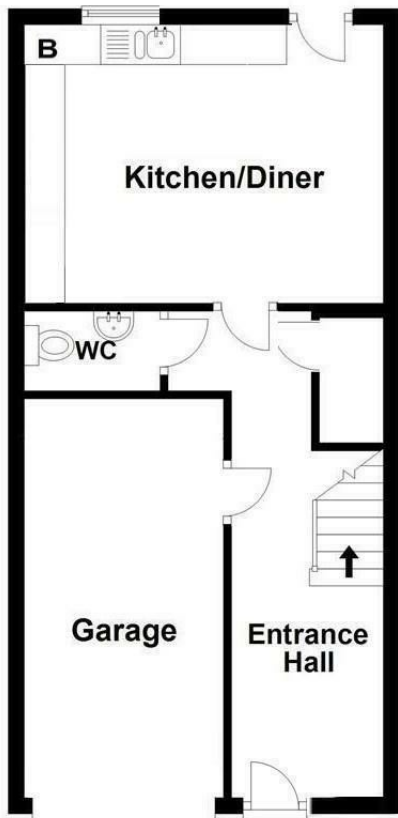
Council Tax Band: E

Distance from School:

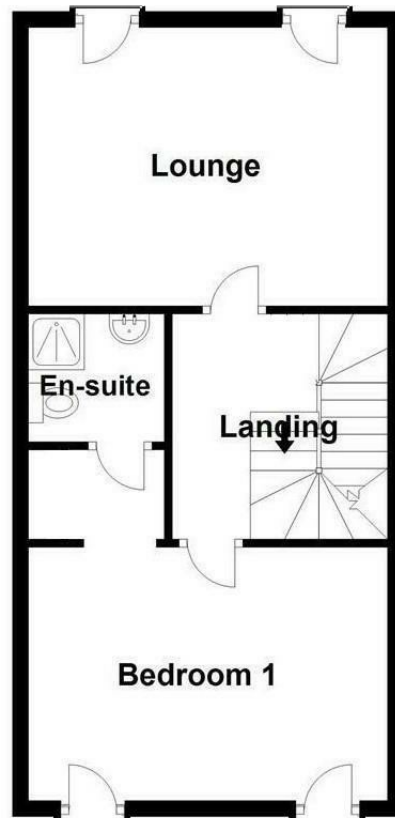
Distance from Metro:

Distance from Village Centre:

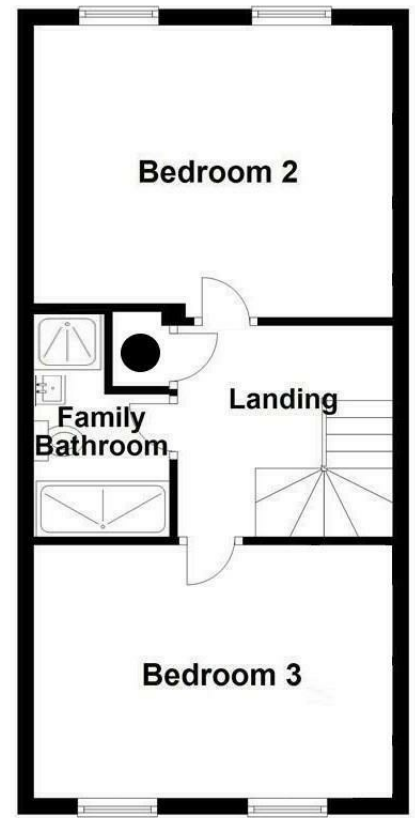
01661 829164



Ground Floor



First Floor



Second Floor



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.