



7 Wansbeck Way

Offers Over £230,000

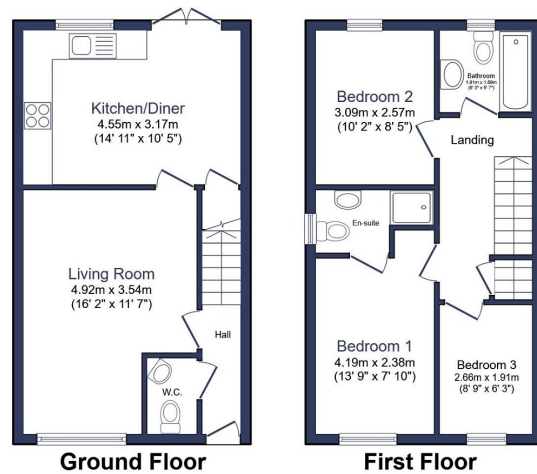
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- Modern Semi-Detached Home
- Family Bathroom & En-Suite Shower
- Full Width Kitchen/Diner
- Double Driveway
- Great Decorative Order
- Three Well Proportioned Bedrooms
- Spacious Front Aspect Living Room
- Downstairs WC
- Great Sized Rear Garden
- Brilliant Location



Located within reach of central Morpeth, this attractive three bedroom home within a popular modern development is offered For Sale with appealing internal proportions and benefitting from being in great decorative order throughout. Arranged over two floors, all bedrooms are a great size with the master offering an ensuite shower room, along with a separate three-piece family bathroom that serves the rest of the home. The ground floor is a welcoming space with a generous front aspect living room, a full width kitchen/diner that grants direct access to the enclosed South facing garden, as well as the benefit of a downstairs WC off the entrance lobby. Fortunately, this property has the added bonus of a double driveway and ample visitors parking bays opposite.



Total floor area 73.9 m² (795 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

10073204_1742 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
7, Wansbeck Way Morpeth Northumberland	Energy rating B	Valid until: 9 July 2029																																
		Certificate number: 8102-8508-9338-5297-4313																																
Property type	Semi-detached house																																	
Total floor area	77 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions)																																		
Energy rating and score																																		
This property's energy rating is B. It has the potential to be A.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td>92-100</td> </tr> <tr> <td>81-91</td> <td>B</td> <td>85</td> <td>81-91</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td>69-80</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td>55-68</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td>39-54</td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td>21-38</td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td>1-20</td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A		92-100	81-91	B	85	81-91	69-80	C		69-80	55-68	D		55-68	39-54	E		39-54	21-38	F		21-38	1-20	G		1-20	<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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<https://find-energy-certificates.service.gov.uk/energy-certificates/8102-8508-9338-5297-4313?year=2024>

1/4

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