

SIGNATURE

NORTH EAST

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 Bowyer Way, Morpeth NE61 2GD

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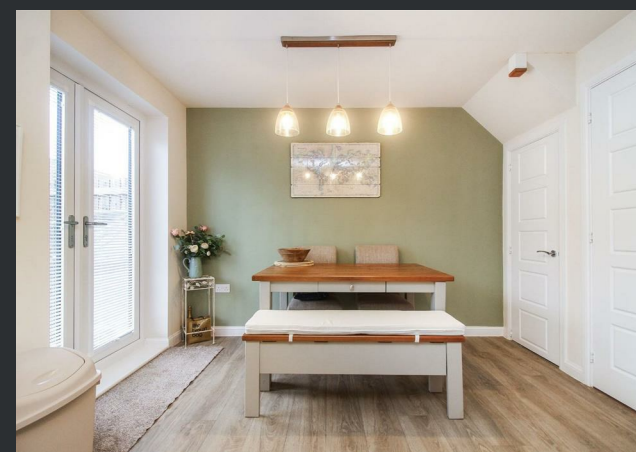
Offers Over £229,950

Signature North East is delighted to welcome to the market this charming 3-bedroom semi-detached home located in the desirable area of Stobhill. This property enjoys an excellent location near the heart of Morpeth, providing close proximity to a variety of amenities, including shops, restaurants, and schools. It presents an ideal opportunity for families, combining a great location with access to numerous conveniences.

Stepping into this home, you are warmly welcomed into a central hallway where you have access to a conveniently located W.C. and entry to the living room. The living room is illuminated with natural light through a large window, providing ample space for your desired furnishings. Moving on, you will arrive at the open-plan kitchen diner, where light streams through elegant French doors leading to the rear garden. The dining space offers plenty of room to easily accommodate a family dining table. As you move towards the kitchen area, you'll find an abundance of storage space provided by sleek wall and base units.

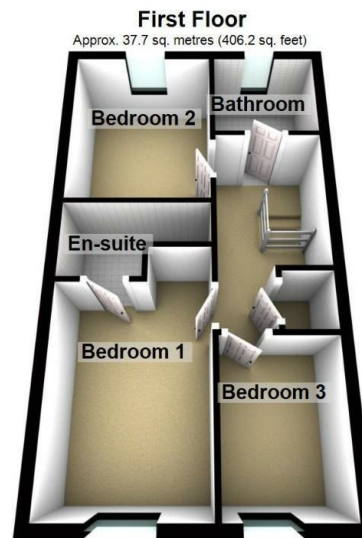
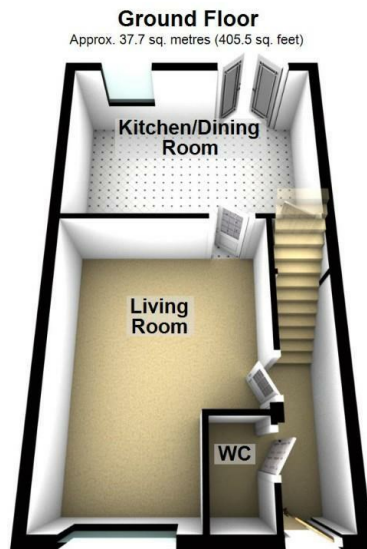
Ascending to the first floor, you will discover three generously sized bedrooms, two of which can easily accommodate a double bed along with any preferred furnishings. The third single bedroom serves as a versatile space and can be personalized to suit your needs. The master bedroom stands out, featuring its own ensuite with a walk-in shower, hand basin, and a W.C. Completing the first floor is the main family bathroom, which includes a bathtub, hand basin, and a W.C.

Externally, to the rear of the home, you will discover an ample back garden predominantly laid with a lovely lawn. The garden showcases paved patio areas at the front and back, providing great potential for outdoor living furniture during the summer months. This property offers off-street parking for 2 cars through a large driveway.



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

PROPERTY FLOORPLAN



Total area: approx. 75.4 sq. metres (811.8 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:

Living Room
16'2" x 11'8"

Kitchen / Dining Room
15'0" x 10'5"

WC
5'2" x 3'0"

Bedroom One
13'8" x 8'5"

En Suite
8'5" x 4'5"

Bedroom Two
10'1" x 8'5"

Bedroom Three
8'8" x 6'3"

Bathroom
6'3" x 5'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
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