


# SIGNATURE

## NORTH EAST

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 West Thirston, Morpeth NE65 9EF

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**Offers Over £285,000**

Signature North East are delighted to introduce this three bed, semi-detached home. Based in the quaint village of West Thirston, this delightful property is perfectly positioned for coastal and country living, being surrounded by stunning countryside and not far from the beaches on the Northumberland coast. The property is walking distance to Felton village, set on the river Coquet, this village offers an abundance of useful amenities such as shops, cafes, bars, and restaurants, as well as picturesque walking routes.

Upon entry to the property, you are welcomed in by a brief entrance vestibule leading in to the hall way which provides access to the ground floor principal rooms and displays a beautiful stained glass window feature. First is the kitchen/dining room which boasts storage space via the wall, base, and drawer units along with integrated appliances such as fridge, freezer, oven, and hob. Leading in to the living room, this generously sized room offers plenty space for desired furnishings and features dual-aspect windows which flood the room with natural light, there is also a feature gas fire creating a warm and homely feel.

Leading upstairs to the first floor finds the three bedrooms. The master bedroom benefits from fitted storage space. The third smallest room has space for a single bed and other desired furnishings, but also offers versatility to use as a home office/study if desired, perfect for those working from home.

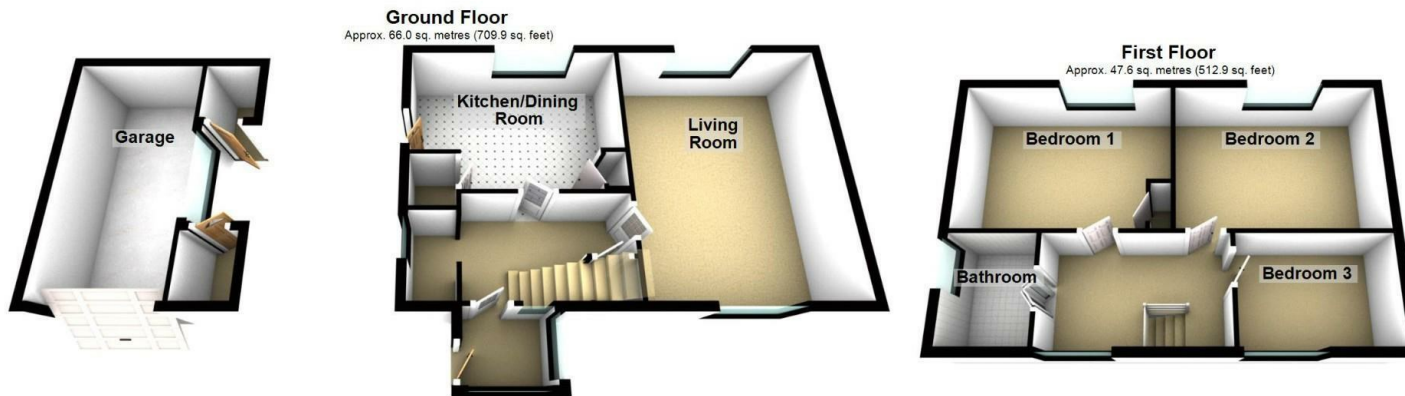
Externally to the rear of the property there is an ample sized garden with generous lawn space with patio area. To the front of the property there is a driveway for two cars and a single garage.

Tenure: Freehold  
Council tax band: D



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

# PROPERTY FLOORPLAN



Total area: approx. 113.6 sq. metres (1222.7 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:

Living Room  
17'10" x 13'8"

Kitchen / Dining Room  
14'4" x 10'5"


Bedroom One  
14'8" x 10'4"

Bedroom Two  
13'10" x 10'4"

Bedroom Three  
10'1" x 7'1"

Bathroom  
7'4" x 5'7"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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