

SIGNATURE

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📍 Ashley Gardens, Morpeth NE61 6BJ

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Asking Price
£245,000

Signature North East welcomes to the market this charming end-terrace house located in the Ashley Gardens, St Mary Park. With three cosy bedrooms, this property is perfect for growing families. Situated in the picturesque St Mary Park, this house offers a peaceful retreat from the hustle and bustle of city life while still being conveniently located near local amenities and transport links. The end-terrace position provides extra privacy and a sense of exclusivity, making this property a truly special find. Closely located to Morpeth for amenities, this property offers the tranquillity of countryside living with modern town conveniences.

As you step in through the hallway, you are welcomed into the spacious and bright living room, a modern, cosy, inviting space perfect to unwind with your loved ones. The open-plan kitchen/dining area offers modern convenience and seamless meal preparation and serving, ideal for entertaining or simply for family meals. The kitchen, upgraded at the time the property was built, offers a plethora of wall and base units for all your storage needs and includes all integrated appliances. The French doors to the back garden off the dining area invite the outdoors in and flood the area with natural light. There is a WC conveniently located downstairs.

The first floor offers three ample double bedrooms. The master bedroom is completed with an en-suite featuring a walk-in shower, hand basin, and WC. For the family's convenience, the family bathroom offers a bathtub, hand basin, and WC for a smooth morning routine.

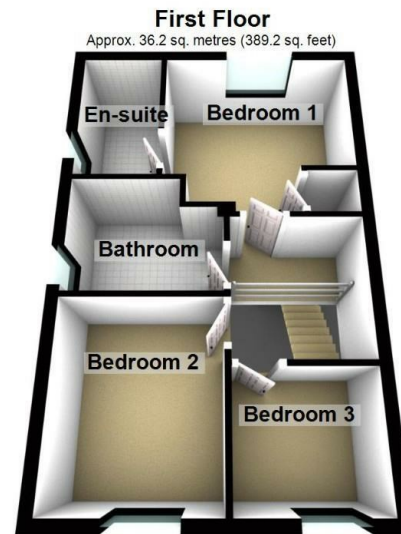
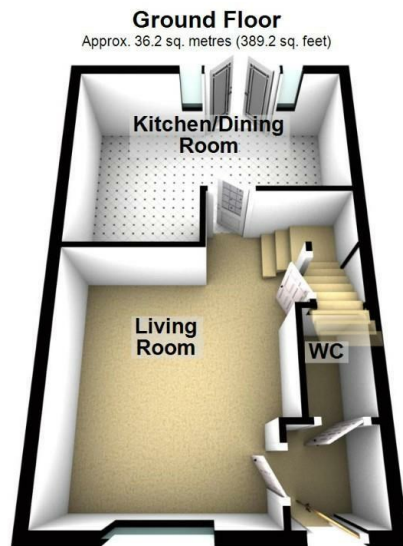
Outside, this property is surrounded by greenery, the low-maintenance private back garden is perfect for outdoor living, offering a patio and grass area without being overlooked by neighbours. It includes a shed and offers direct access to the two designated parking bays.

Don't miss the opportunity, contact us today to arrange a viewing.



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

PROPERTY FLOORPLAN



Total area: approx. 72.3 sq. metres (778.4 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
16'9" x 11'11"

Kitchen / Dining Room
15'7" x 11'3"

WC
5'3" x 3'2"

Bedroom One
10'7" x 10'2"

En Suite
7'11" x 4'7"

Bedroom Two
9'11" x 8'2"

Bedroom Three
6'6" x 7'0"

Bathroom
8'2" x 6'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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 2002/91/EC		





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