


SIGNATURE

NORTH EAST

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 River View, Morpeth NE61 1JU

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Offers Over £549,500

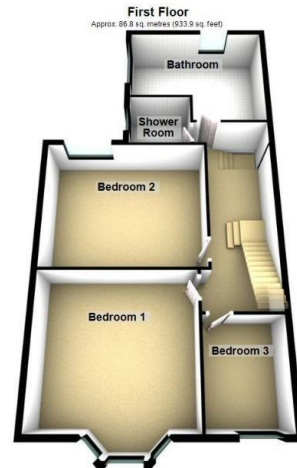
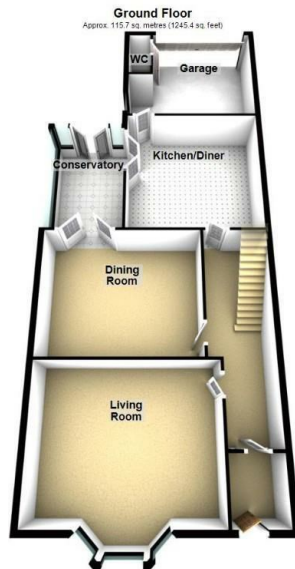
Signature North East is delighted to welcome to the market this charming 4-bedroom terraced property, ideally situated in the historic town of Morpeth. This residence boasts a prime location, just a short distance from Morpeth town centre, offering easy access to a wide range of local amenities. For commuters, Morpeth train station is a mere five-minute drive away, providing direct connections from Edinburgh to London. Additionally, the property is within walking distance of Morpeth bus station, offering direct routes to Gosforth and Newcastle City Centre. Families will appreciate the close proximity to the highly regarded King Edward VI School, only a five-minute drive away.

Upon entering the home, you are greeted by a central hallway adorned with a stunning stained glass door. The first room you encounter is the spacious living room, which offers ample space for your desired furnishings. A large bay window floods the room with natural light, while a charming fireplace serves as a focal point. Adjacent to the living room, the dining room is perfectly suited to accommodate a large dining table and also features a beautiful fireplace. The dining room leads directly into a bright and airy conservatory, ideal for relaxation. The kitchen/diner is generously equipped with extensive wall and base units, providing ample countertop space and the convenience of an aga. This kitchen area also offers access to the garage, a convenient W.C., and the conservatory.



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

PROPERTY FLOORPLAN



Total area: approx. 258.6 sq. metres (2783.2 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
18'4" x 14'10"

Dining Room
16'10" x 13'10"

Kitchen / Diner
15'3" x 14'10"

Conservatory
13'1" x 8'4"

Bedroom One
15'9" x 14'11"

Bedroom Two
16'10" x 13'9"

Bedroom Three
10'5" x 7'10"

Bathroom
15'3" x 11'11"


Shower Room
6'9" x 5'10"

Bedroom Four
14'9" x 14'5"

Kitchen
10'4" x 7'11"

Shower Room
10'4" x 6'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	52	
(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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