

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





Station Road, Morpeth NE65 7QJ

# Station Road, Morpeth NE65 7QJ

**Offers Over £289,950**

Signature North East are delighted to welcome to the market this charming three-bedroom semi-detached home, ideally located in Rothbury. This picturesque village offers a rare blend of countryside charm and everyday convenience, nestled on the edge of Northumberland National Park and within easy reach of the Cragside Estate and Simonside Hills. Rothbury boasts a thriving community with independent shops, welcoming cafes, and essential local amenities, all within walking distance. Excellent transport links also ensure easy access to nearby towns and the beautiful Northumberland coastline.

As you enter the property, you are welcomed by a central hallway leading to a bright and spacious living room, enhanced by two large windows, including a feature bow window that fills the room with natural light. The open-plan kitchen and dining area can comfortably accommodate a family dining table and benefits from a stunning roof window that further brightens the space. The kitchen is well-equipped with stylish wall and base units, sleek countertops, an integrated dishwasher, and a separate utility room with access to the rear garden. The ground floor also includes two generously sized bedrooms, both capable of accommodating double beds and additional furnishings, alongside a family bathroom complete with bath, shower, W.C., and hand basin.

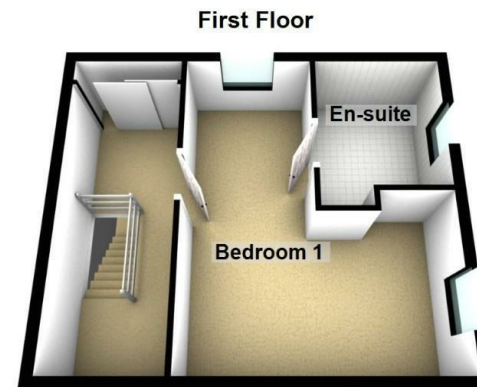
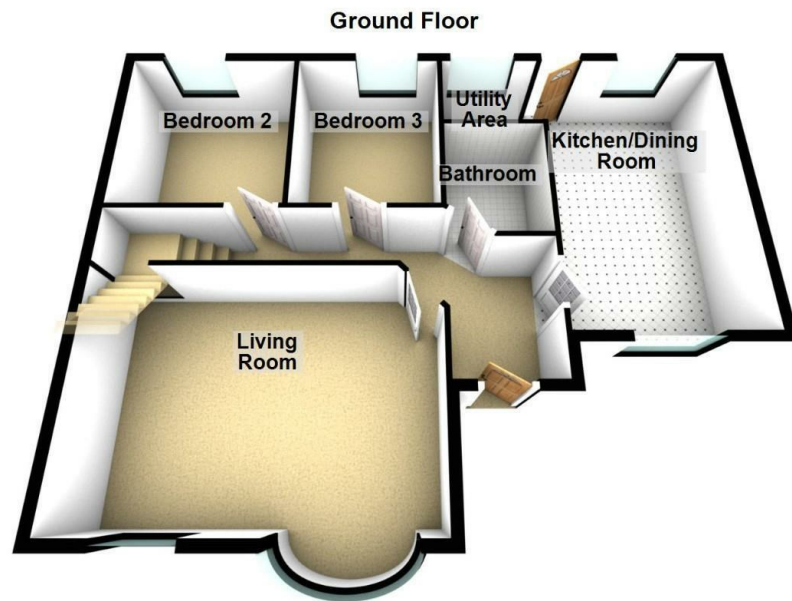
Continuing to the first floor, you will find the primary bedroom, offering ample space for a double bed and further furnishings. This room benefits from an en-suite bathroom featuring a walk-in shower, hand basin, and W.C. The upper level is completed by excellent built-in storage, with convenient sliding door wardrobes located on the landing.

Externally, this property features a garden laid to lawn to the side, along with a private patio area to the rear, ideal for outdoor seating. Additionally, there is an off-street parking space provided via a driveway.



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

# PROPERTY FLOORPLAN



## Measurements:

Living Room  
19'7" x 14'0"

Kitchen / Dining Room  
18'4" x 11'3"

Utility Area  
6'1" x 4'7"

Bedroom One  
18'4" x 15'2"

En Suite  
9'4" x 7'5"

Bedroom Two  
10'7" x 10'4"

Bedroom Three  
10'7" x 8'11"

Bathroom  
7'5" x 6'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk)



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News