

SIGNATURE

NORTH EAST

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 Willow Way, Morpeth NE61 5BQ

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**Offers In Excess Of
£230,000**

Signature North East is delighted to welcome to the market this charming four-bedroom terraced home, ideally situated in the sought-after village of Ellington, Morpeth. This excellent location offers a range of local amenities including Ellington Primary School, a village store, and a welcoming public house. Commuters will appreciate easy access to the A1 and A189, along with mainline train stations in nearby Morpeth and Widdrington providing direct links to Newcastle and Edinburgh. For leisure, the stunning Northumberland coastline and countryside are just a short drive away, with beautiful beaches, walking paths, and historic landmarks to explore.

Upon entry, you are greeted by a central hallway, which also provides access to a ground-floor W.C. From here, step into the open-plan kitchen and dining area, a versatile space easily accommodating a dining table and enjoying access to the rear garden. The kitchen features a range of attractive wall and base units complemented by sleek countertops, and comes complete with integrated appliances including a fridge, dishwasher, oven, and hob. The ground floor also provides internal access to the garage via the hallway, adding to its convenience.

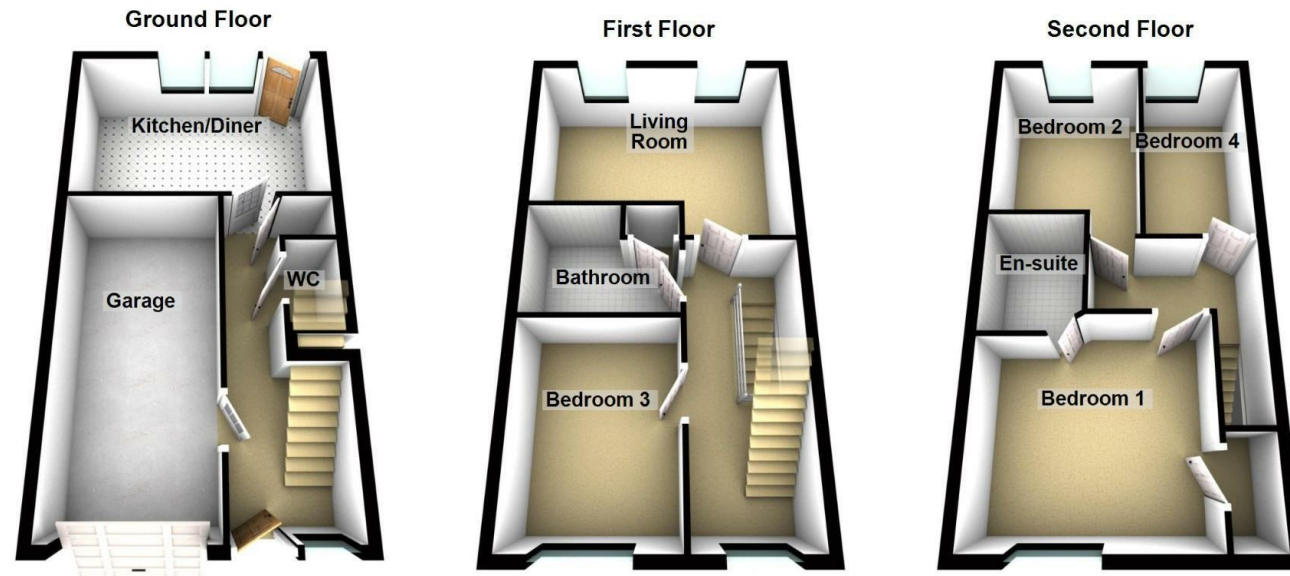
To the first floor, you will find a generous living room, bathed in natural light from large windows and offering ample space for desired furnishings. Also on this level is bedroom three, capable of accommodating a double bed and additional furniture, along with the family bathroom featuring a bathtub with shower, hand basin, and W.C. The second floor hosts the primary bedroom with en-suite shower room, W.C., hand basin, and storage cupboard, bedrooms two and four.

Externally, the home boasts a rear garden laid to lawn with a generous patio area, perfect for outdoor seating or entertaining. To the front, there is off-street parking via a driveway, along with a spacious garage for further storage.



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

PROPERTY FLOORPLAN



Total area: approx. 129.1 sq. metres (1390.1 sq. feet)

Measurements:

Kitchen / Diner
10'2" x 16'0"

Living Room
12'5" x 16'0"

Bedroom One
12'9" x 12'10"

En - Suite
7'3" x 4'8"


Bedroom Two
11'8" x 9'2"

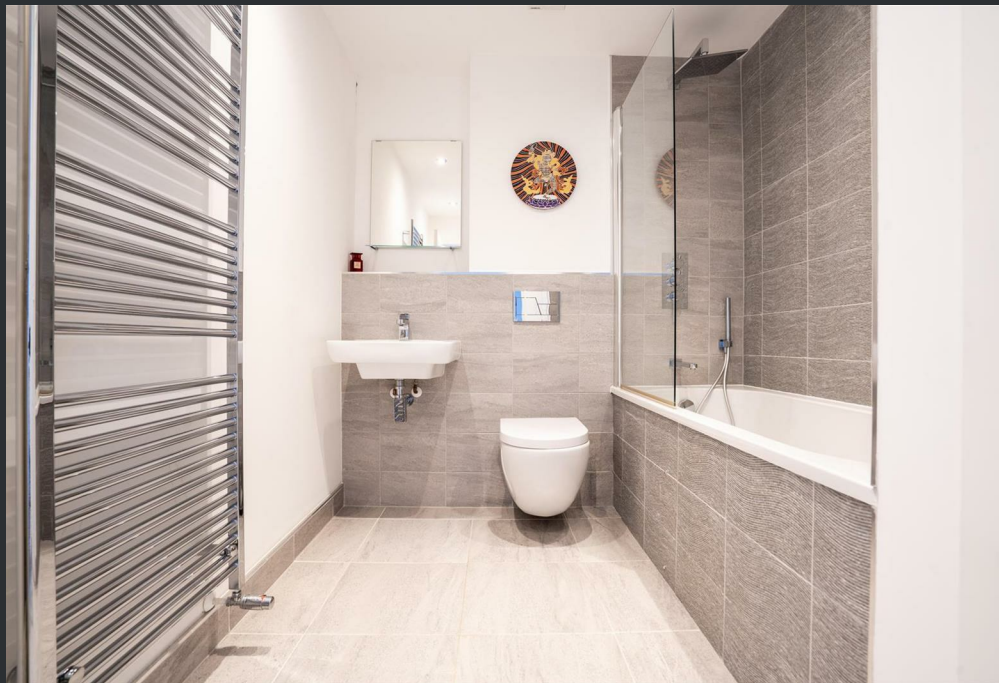
Bedroom Three
11'1" x 9'5"

Bedroom Four
12'0" x 6'7"

Bathroom
6'8" x 9'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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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