



Maragret Street Widdrington

- Semi Detached
- Enclosed Rear Garden
- Three Bedroomed
- Private Driveway
- Large Kitchen
- Freehold

Guide Price: £130,000

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SAYER

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Maragret Street, Widdrington

For Sale by Auction: Taking bids now. Terms and Conditions apply.

We are extremely pleased to bring to the market this spacious three bedroomed family home on Margaret Street, Widdrington. The property boasts a great location, tucked away on a quiet residential street, with a fabulous enclosed garden to the rear whilst internally offering an abundance of space. Widdrington itself offers a quiet village life, with a few local amenities on your doorstep. Morpeth town centre, is only a short drive away where you will find an array of high-end bars, restaurants, shops and river walks to choose from.

The property briefly comprises:- Entrance hallway, downstairs W.C, bright and airy lounge due to the large window overlooking the front garden. The large kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include an electric hob, electric oven and extractor fan.

To the upper floor of the accommodation, you three good sized bedrooms, two large doubles and one single which could also be used as an office to suit. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally you have a private driveway plus additional on street parking. To the rear you have a fabulous enclosed garden which has been laid to lawn with patio area and has recently been fitted with new fencing and decked area.

This is a must view to appreciate the space on offer!

Lounge: 16'3 x 14'6 (4.95m x 4.42m)
 Kitchen: 19'8 x 9'10 (5.99m x 2.99m)
 W.C: 5'10 x 2'8 (1.79m x 0.85m)
 Bedroom One: 12'7 x 11'11 (3.84m x 3.63m)
 Bedroom Two: 12'3 x 11'11 (3.73m x 3.63m)
 Bedroom Three: 8'11 x 7'10 (2.72m x 2.39m)
 Bathroom: 7'8 x 7'6 (2.33m x 2.29m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: None
 Mobile Signal / Coverage Blackspot: No
 Parking: Driveway

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: C
 Council Tax Band: A

M00007124.AB.LB.02/08/24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

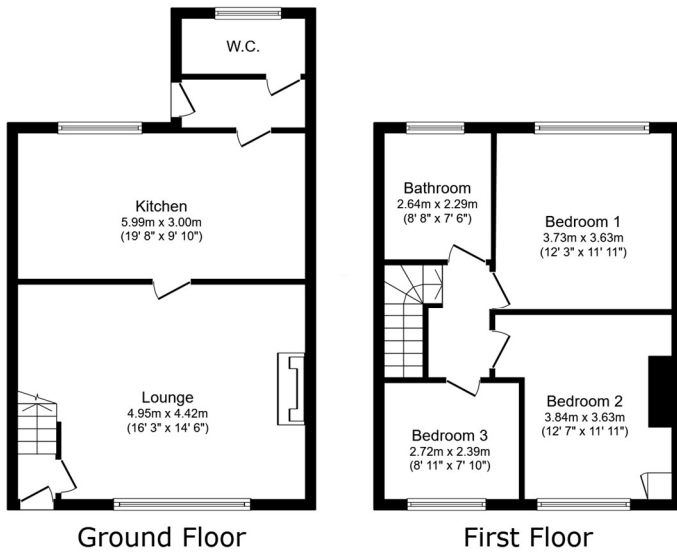
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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Maragret Street, Widdrington



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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