



Fawdon House Farm Cottages

Morpeth

- Semi Detached House
- Three Bedrooms
- Quaint Village
- Stunning Garden
- Private Parking
- Freehold

Asking Price £270,000

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Very rarely found on the market, sits this spectacular stone built semi detached three bedroomed property, located in Longhirst, Morpeth. Longhirst is a quaint little village, located only 2.5 miles from the historic town of Morpeth, where you will find an array of local bars, restaurants and shopping delights to choose from. The property itself boasts a fantastic position, offering idyllic surroundings whilst to the rear you have breathtaking panoramic views from the garden.

The property briefly comprises:- Entrance straight into an impressive and spacious lounge, that has stained wooden flooring. The lounge comes fitted with a fantastic log burner. This leads seamlessly into the modern kitchen. The kitchen has been fitted with light wood wall and base units, offering an abundance of storage. Integrated appliances include a fridge, freezer, electric hob and oven. To the back of the kitchen you can access the rear garden.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single, all of which have been finished with modern decor. The family bathroom has been finished with W.C., hand basin and shower.

Externally, to the rear of the property you have a stunning mature garden with patio area, offering stunning views. It really is your very own tranquil oasis to relax in. You further benefit from private parking in the garden and to the front of the property.

There is Planning Permission approved for someone to create a stone built garage in the garden.

We anticipate interest to be high, call now to arrange your viewing.

Lounge: 23.4 x 15.8 (7.11m x 4.78m)
 Kitchen: 13.0 x 8.6 (3.96m x 2.59m)
 Bedroom One: 12.1 x 13.6 (Max Points) (3.68m x 4.12m)
 Bedroom Two: 12.1 x 9.8 (Max Points) (3.68m x 2.95m)
 Bedroom Three: 8.7 x 10.1 (2.62m x 3.07m)
 Bathroom: 5.3 x 9.1 (1.60m x 2.77m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Septic Tank
 Heating: Oil
 Broadband: Fibre to Cabinet
 Mobile Signal / Coverage Blackspot: No
 Parking: Private Parking to rear of property

TENURE

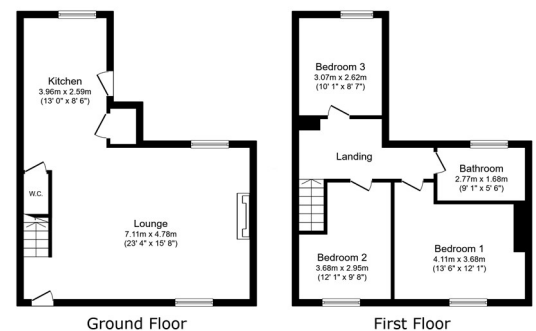
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

EPC Rating: E
 Council Tax Band: B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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 installations 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. It is the buyer's responsibility to verify the details. Please refer to the main prospectus for more information.

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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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