



The Gables | Widdrington | NE61 5QY

Asking Price £170,000

ROOK
MATTHEWS
SAYER

**3****1****1****Semi Detached Home****No Onward Chain****Three Bedrooms****Large Enclosed Garden****Quiet Village Living****Private Driveway plus Garage****Spacious and Bright****Freehold**

For any more information regarding the property please contact us today

Are you looking to put your own stamp on your new forever home. Situated on The Gables, Widdrington, this property boasts a great location, tucked away within a quiet and well-established residential estate. Widdrington itself offers a quiet village life, with a few local amenities on your doorstep, a very popular choice with families. 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, which leads you through to a generous sized open plan lounge diner, offering floods of natural light due to the double aspect windows, offering excellent views. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage and large picture-perfect views over the rear garden. You further benefit from a good-sized utility room, to the rear of the kitchen, providing an extra source for storage and white goods.

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

Externally, the property has a private driveway with garage, plus additional on street parking available. To the rear you have a fantastic large west facing garden, which is currently laid to lawn with patio area. The garden will be ideal for those growing families, who enjoy outdoor living at its finest.

With no onward chain, early viewings are highly recommended as we anticipate high levels of interest!

Lounge: 13'11 x 11'5 (4.24m x 3.48m)
Dining Room: 10'9 x 8'8 (3.28m x 2.64m)
Kitchen: 10'9 x 8'11 (3.28m x 2.72m)
Utility: 8'9 x 8'3 (2.67m x 2.52m)
Bedroom One: 11'11 x 11'9 (Max points) (3.63m x 3.58m Max Points)
Bedroom Two: 11'9 x 10'7 (Max points) (3.58m x 3.22m Max Points)
Bedroom Three: 8'6 x 7'9 (Max points) (2.59m x 2.36m Max Points)
Bathroom: 5'11 x 5'4 (1.80m x 1.62m)
W.C: 5'4 x 2'3 (1.62m x 0.70m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: None
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway and Garage

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch if you require any further information.

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: D
Council Tax Band: B

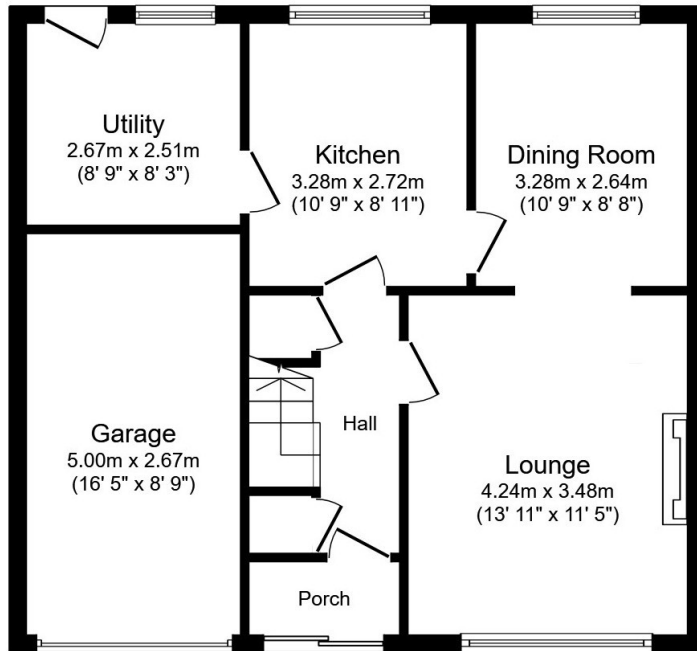
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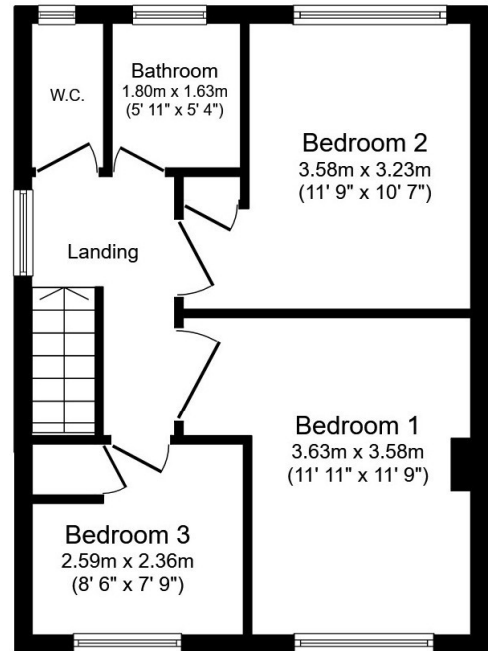
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Ground Floor
Floor area 62.7 sq.m. (674 sq.ft.)



First Floor
Floor area 41.6 sq.m. (448 sq.ft.)

Total floor area: 104.3 sq.m. (1,123 sq.ft.)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

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.

