



The Gables | Widdrington | NE61 5RB

Asking Price £215,000

ROOK
MATTHEWS
SAYER



5



2



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Large Family Home

Modern Décor

Five Bedrooms

Stunning Mature Garden

Lovely Village Location

Large Private Driveway

Spacious and Bright

Freehold

For any more information regarding the property please contact us today

Large five bedroomed semi-detached family home located on the ever desirable The Gables, Widdrington. The property is situated on a quiet street and offers easy access to local amenities including a doctor's surgery, co-op and first school. The village is excellent for those who need to commute, as the A1 is around 3 miles away and is only a 15-minute drive to the hustle and bustle of Morpeth town. A ten-minute drive to Ashington gives access to the new rail service, which runs every half an hour to Newcastle Central Station. The gorgeous beaches of Druridge Bay and Cresswell are also ten minutes by car. Internally the property offers an abundance of space whilst to the rear, there is a lovely enclosed family garden.

The property briefly comprises:- Entrance porch, which leads you through to a generous sized open plan lounge and kitchen. The lounge has been finished with hard wood flooring and modern décor. The high spec kitchen has been fitted with a range of gloss wall and base units, offering an abundance of storage. Appliances include electric oven, ceramic hob and microwave. Located to the rear of the property, there is a snug area offering views over the rear garden, which can be accessed via the double patio doors. This is a great space for families and could be used as dining room to suit with plenty of space for your dining table and chairs. The garage has been converted to a downstairs bedroom with its own ensuite shower room. You further benefit from a separate downstairs W.C.

To the upper floor of the accommodation, you have four good sized bedrooms, three doubles and one single. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally to the front of the property, there is private driveway which can accommodate at least three cars. To the rear you have a fully enclosed stunning mature garden, which has been laid to lawn with patio area. The garden is full of vibrancy and life and offers you your very own tranquil oasis to relax in.

Early viewings are highly recommended to appreciate the space on offer.

MEASUREMENTS

Porch: 5'29 x 5'17 (1.61m x 1.57m)
Lounge: 13'55 x 13'77 (4.09m x 4.14m)
Kitchen: 9'15 x 17'95 (2.77m x 5.41m)
Snug: 12'03 x 9'93 (3.73m x 2.97m)
W.C: 9'92 X 4'18 (3.02m x 1.27m)
Bedroom One: 23'19 x 7'99 (7.04m x 2.36m)
Bedroom Two: 14'80 x 7'98 (4.47m x 2.36m)
Ensuite: 7'76 x 7'92 Max Points (2.31m x 2.36m Max Points)
Bedroom Three: 10'49 x 12'95 Max Points (3.15m x 3.89m Max Points)
Bedroom Four: 10'45 x 10'00 Max Points (3.15m x 3.05m Max Points)
Bedroom Five: 6'18 x 8'77 (1.85m x 2.62m)
Bathroom: 7'74 x 5'42 (2.31m x 1.63m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Central Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway

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: B

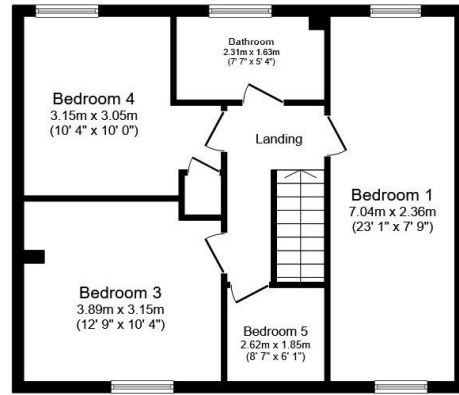
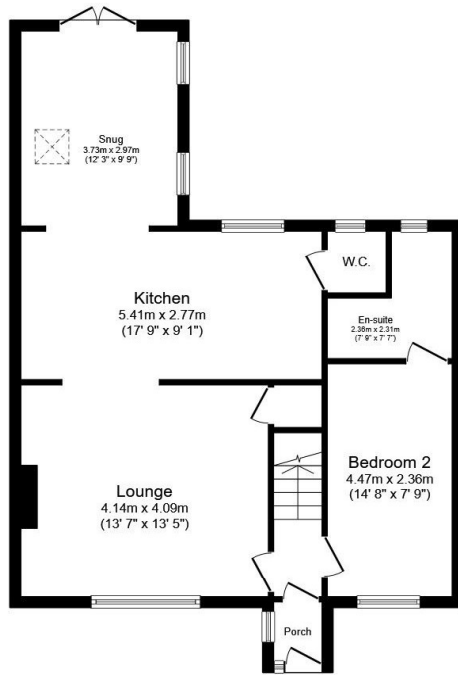
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Total floor area: 127.3 sq.m. (1,371 sq.ft.)

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		81 B
69-80	C	77 C	
55-68	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.

