

SIGNATURE

NORTH EAST

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📍 St. Lawrence Terrace, Morpeth NE65 0XE

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Offers Over £310,000

Signature North East is delighted to present this charming 2-bedroom detached home located in Warkworth, Morpeth. Nestled in an enchanting location, the property enjoys proximity to local village amenities and is conveniently close to Warkworth beach and major transport routes.

Upon entry, a warm and inviting hallway guides you into the sunlit sitting room, adorned with built-in shelving. Progressing through the sitting room leads to the dining area, offering ample space for a family dining table and chairs, with additional room for furnishings. The kitchen, though compact, holds vast potential to be transformed into an ideal culinary space.

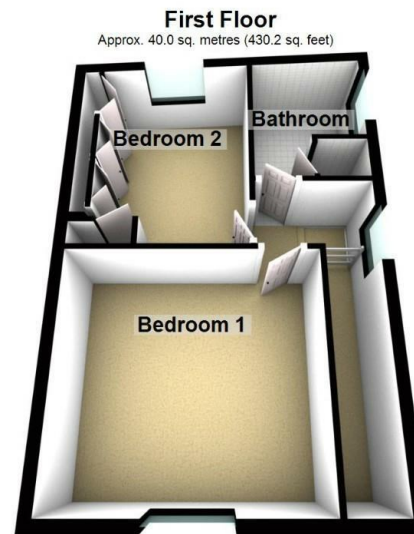
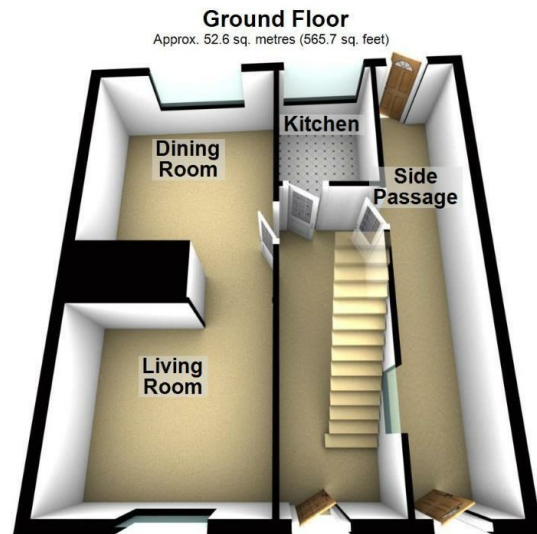
Ascending to the upper level, you'll find two spacious double bedrooms and the bathroom. Each bedroom provides ample room for a double bed along with additional furnishings. The second bedroom features extra built-in storage for added convenience. The main bathroom is equipped with a bath, toilet, and hand basin, and further storage.

The rear of the property features a sizable paved area, which is enclosed by walls and wooden fences. This garden oasis offers a private and secure outdoor space, perfect for creating an idyllic outdoor dining area.



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

PROPERTY FLOORPLAN



Total area: approx. 92.5 sq. metres (995.9 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
10'9" x 10'1"

Dining Room
13'6" x 10'9"


Kitchen
8'3" x 5'9"

Bedroom One
13'8" x 13'0"

Bedroom Two
12'1" x 9'11"

Bathroom
7'11" x 7'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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