


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Balmoral Grove, Morpeth NE61 2GG

Balmoral Grove, Morpeth NE61 2GG

Asking Price
£205,000

Signature North East is delighted to present this charming terraced house on Balmoral Grove. Nestled in the sought-after St. Georges Wood development in Morpeth, this home offers easy access to numerous amenities. Just 0.9 miles away is the bustling Morpeth town centre, known for its diverse shops, restaurants, and cafes. Outdoor enthusiasts will enjoy the nearby Wansbeck Riverside Park with its scenic walking and cycling trails. This property benefits from excellent connectivity, with the A1 motorway only 1.5 miles away for swift connections to Newcastle upon Tyne, and the A197 ensuring seamless travel to surrounding towns and villages.

The interior layout is thoughtfully designed to enhance daily living. Upon entering, the hallway leads to a well-appointed kitchen on the right, equipped with ample wall and base units for storage and meal preparation and includes a fridge, microwave, dishwasher, and washing machine. The spacious living/dining room provides a perfect setting for entertaining and relaxation with family and friends. Completing the ground floor is a convenient WC.

Upstairs, the property boasts three generously sized bedrooms, each offering a peaceful retreat after a busy day. The master bedroom benefits from an 3-piece en-suite bathroom with walking shower, adding a touch of luxury and convenience. The family bathroom, also featuring a 3-piece suite, completes the floor and includes a bathtub and shower for added convenience and comfort.

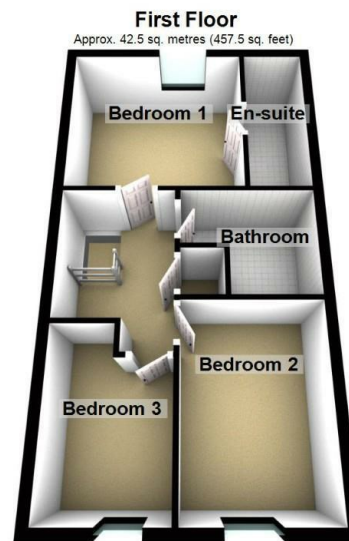
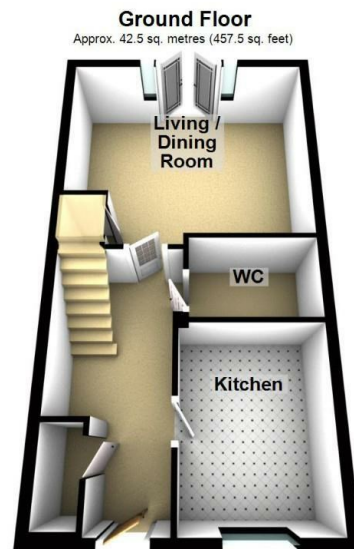
Externally, the property features a private, not overlooked back garden, ideal for outdoor living and relaxation with a patio area, grass area, and a stone path. A shed offers additional storage. A front drive provides convenient off-street parking for two cars.

Perfectly suited for a growing family, this property presents an excellent opportunity. Contact Signature North East and book your viewing today.



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

PROPERTY FLOORPLAN



Total area: approx. 85.0 sq. metres (915.0 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 / Dining Room
15'6" x 13'7"

Kitchen
10'11" x 8'3"

WC
7'8" x 4'11"

Bedroom One
11'3" x 10'4"

En Suite
10'4" x 3'10"

Bedroom Two
11'8" x 8'6"

Bedroom Three
10'3" x 6'11"

Bathroom
8'2" x 6'9"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News