


# SIGNATURE

## NORTH EAST

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 East Acres, Morpeth NE61 5NS



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**Asking Price**  
**£139,950**

Signature North East proudly presents this charming bungalow located in the picturesque East Acres, Widdrington, Morpeth. With easy access to nearby towns like historic Morpeth, industrial Ashington, and traditional Bedlington, this property also boasts proximity to stunning coastal areas, including Druridge Bay, Cresswell Beach, and Newbiggin-by-the-Sea. Enjoy walking, birdwatching, and the beautiful Northumberland scenery right on your doorstep.

This delightful bungalow offers a practical layout with all rooms on the ground floor, ideal for those looking to downsize. Upon entering, you are welcomed by the spacious living/dining room, which benefits from ample natural light through a large front-facing window. The adjoining kitchen provides a plethora of wall and base units, extensive counter space, and a breakfast bar for casual meals. It also offers direct access to the single garage and the back garden.

The left side of the property is dedicated to the sleeping quarters, featuring two well-appointed double bedrooms accessed from the living room, perfect for relaxation. The family bathroom, complete with a walk-in shower, serves both bedrooms and guests, and is conveniently accessed from the living room. The loft has been remodelled, offering plenty of natural light from skylights and the potential for additional living space.

Outside, the property features a great outdoor patio area, perfect for enjoying sunny days. For extra storage or parking convenience, there is a single garage and a double driveway providing additional parking for guests.

Whether you're looking for a cosy home to settle down in or a weekend getaway, this bungalow in East Acres is sure to capture your heart. Don't miss out on the opportunity to make this lovely property your own!



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

# PROPERTY FLOORPLAN



Total area: approx. 73.9 sq. metres (796.0 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  
17'4" x 10'8"


Kitchen  
10'8" x 8'5"

Bedroom One  
10'8" x 10'0"

Bedroom Two  
10'8" x 8'3"

Shower Room  
7'1" x 6'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









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