



9 Montagu Avenue

Warkworth



SANDERSON
YOUNG



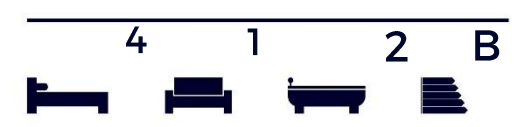


**9 Montagu Avenue
Warkworth, Morpeth, Northumberland,
NE65 0ZA**

Excellent four bedroom, detached family home, located in the historic village of Warkworth, with attractive gardens to the front and rear, double width block paved driveway and integral single garage - ideally located for easy access to Warkworth village with its pubs, cafes/restaurants and local shops and miles of beautiful sandy beaches.

A well presented, four bedroom detached house built by Cussins, in this exclusive modern development in Warkworth - the house is of Leasehold tenure (Freehold can be purchased, with the current vendors willing to split the freehold cost - offer depending), and benefits from gas central heating, and uPVC double glazed windows. The historic village of Warkworth, with its imposing Castle, offers a range of local amenities including excellent independent shops/post office, Art Gallery, cafes, pubs/restaurants, along with a village First School, Cricket Club and Golf Course. The river Coquet runs through the village to the Coquet Estuary & Marina at nearby Amble, used for a range of leisure activities, with the beach and sea close by with miles of beautiful sandy beaches.

Price Guide:
Guide Price £375,000





Ground floor - Entrance hallway with a staircase to the first floor and door giving access to the garage/utility area | Cloakroom/wc | Generous sitting room with a square bay window to the front and double doors opening to kitchen/dining room | Fabulous open plan kitchen and dining area, with bi- fold doors opening to the garden | Contemporary kitchen fitted with a range of cabinets, with a 'Bosch' five ring gas hob with an extractor over, integrated 'Bosch' double oven, dishwasher, wine cooler, fridge/freezer and washing machine.

First floor - A spacious first floor landing with access to the loft and a storage cupboard housing the water tank | Master bedroom with French doors opening to a glazed Juliet balcony, double door fitted wardrobe and space for freestanding bedroom furniture | Corner ensuite shower room with a large corner shower with rainfall head and handheld shower attachment, wash hand basin, wc and chrome ladder radiator | Bedroom two is a large double with double glazed window to the front and double door built in wardrobe | Double Bedroom three | | Bedroom four, a smaller double bedroom currently used as a dressing room | Family bathroom with a bath, WC and basin.



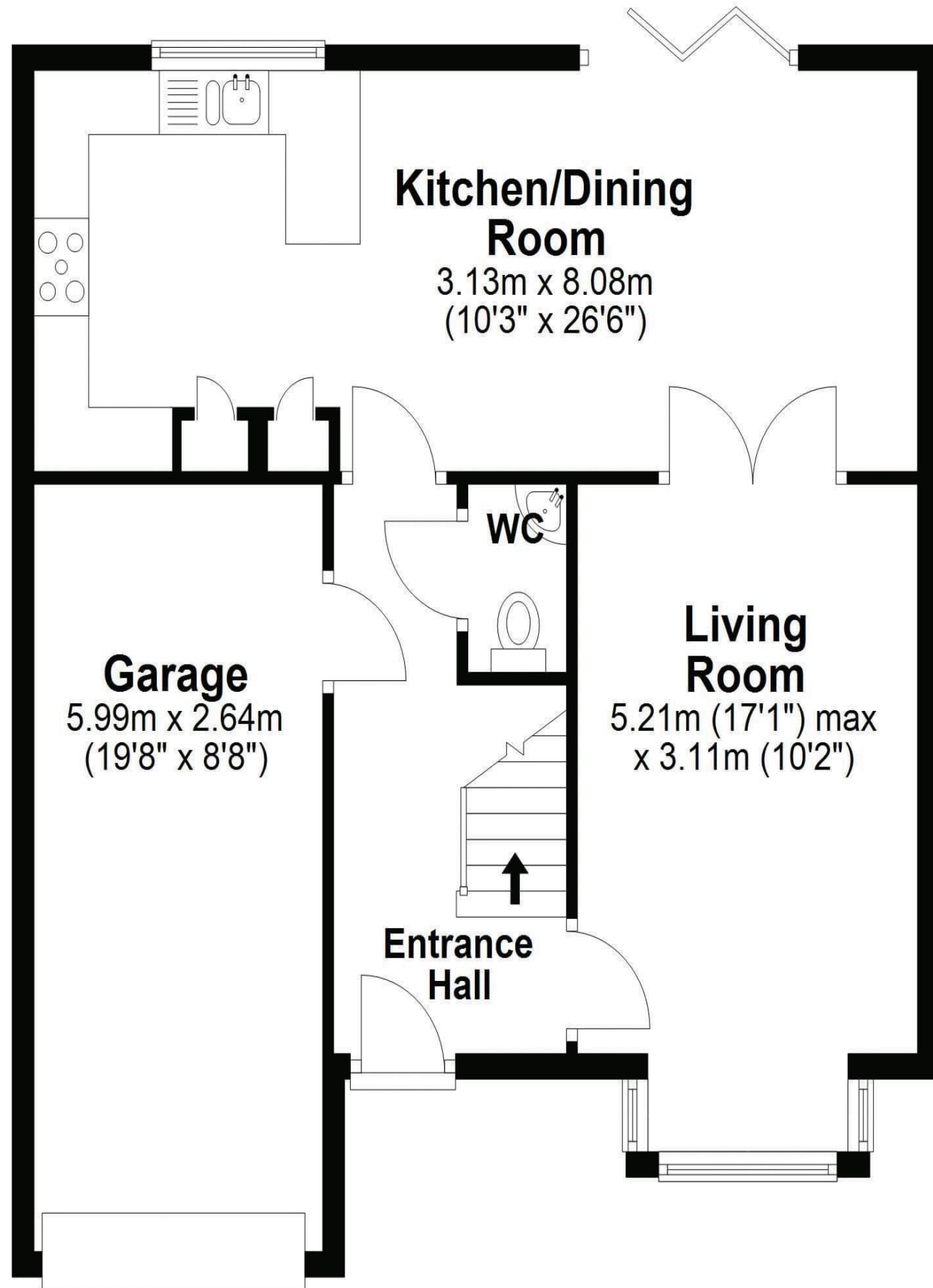
Alison Oxley
01665 600 170
alison.oxley@sandersonyoung.co.uk





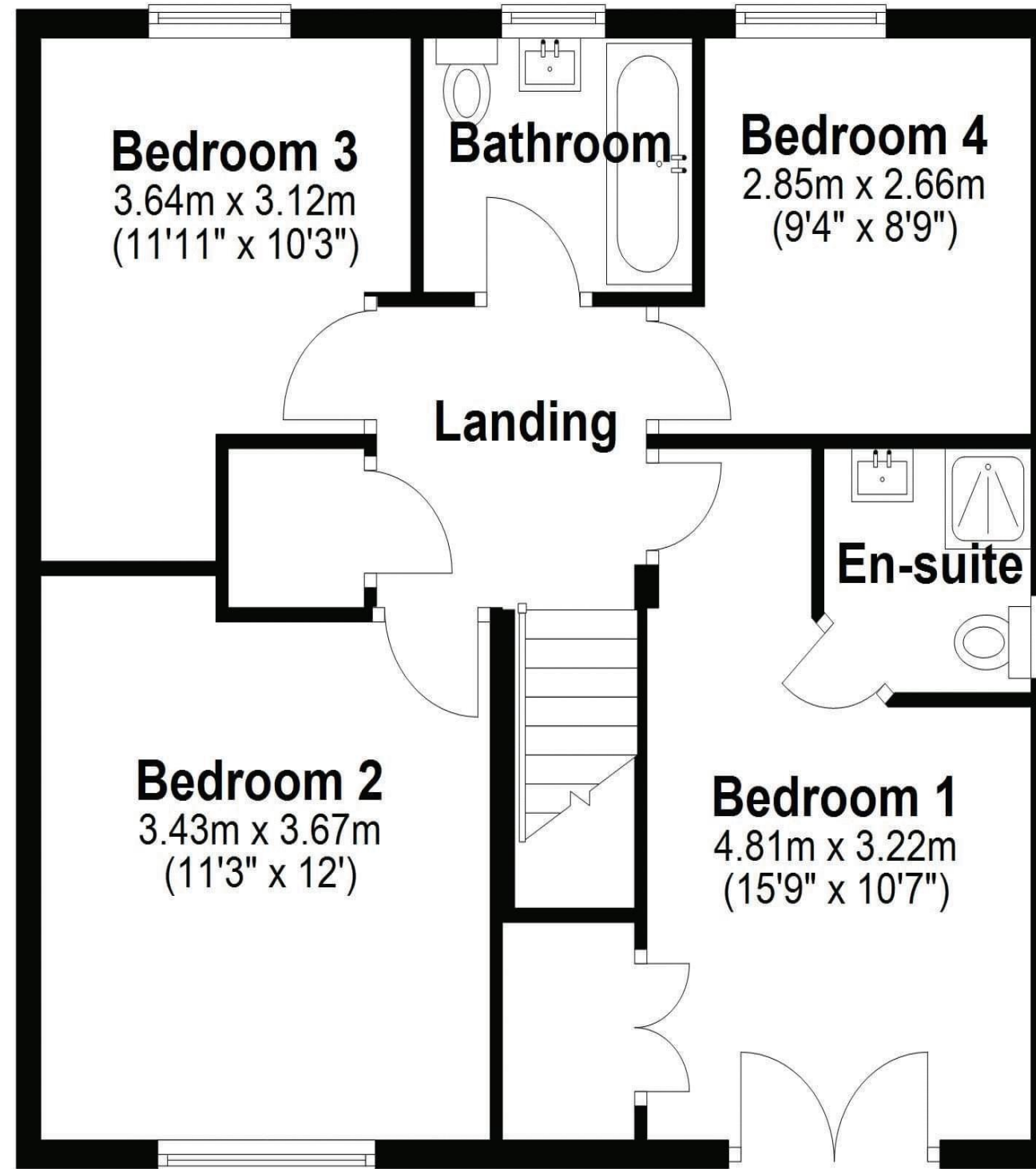
Ground Floor

Main area: approx. 51.0 sq. metres (548.5 sq. feet)
Plus garages, approx. 15.8 sq. metres (170.2 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.8 sq. feet)



Main area: Approx. 113.5 sq. metres (1221.3 sq. feet)

Plus garages, approx. 15.8 sq. metres (170.2 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Montagu Avenue, Warkworth



Externally - The house has a double width block paved driveway with parking for two cars, leading to the integral single garage with a door leading into the house. The rear garden has artificial lawn for easy maintenance, with a paved patio terrace and timber fence to the boundary.

AGENTS NOTE - the house has a 991 year LEASE, and the FREEHOLD can be purchased - vendor could be prepared to cover 50% of the cost of the Freehold to the purchaser, dependent on the offer.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Leasehold | Council Tax: Band E | EPC: B

Lease Details - 991 Years Remaining on Lease | Expiry Date: 3015 | Ground Rent: £290 per annum | Owner of Freehold - Landmark Collections | Managing Agent: Kingston Property Services

9 Montagu Avenue

Warkworth

