



3 Winchat Way Morpeth NE61 1EW

- Beautifully presented throughout
- 50% Share plus £320 rent payment
- Inviting entrance Hallway with storage
 - Two good sized Bedrooms
 - South West facing garden
- Rare to the market
- Must be viewed to appreciate what is on offer
 - Modern Kitchen/Breakfast room
 - Lounge to the rear overlooking pleasant garden
 - Parking Bay

£117,500





Located on the popular "Trevelyan Grange" exclusive development in Morpeth, is this beautifully presented semi-detached bungalow, situated on the outskirts of this picturesque bustling market Town with its wealth of amenities and facilities.

The bungalow is like a Tardis, upon entering the property you are greeted with an inviting hallway which leads to a Modern kitchen with "Soft Grey" range of base and wall units with complimentary work surfaces and integrated oven, hob and extractor, space for table and chairs. Bedroom one to the front has a lovely feel with range of fitted wardrobes, Bathroom with White suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, shower over the bath and large feature mirror.

Bedroom two overlooks the beautiful rear garden, attractively decorated in cottage style with range of fitted robes.

The Lounge is to the rear of the property with French doors opening onto the pleasant south westerly backing garden, with lawn and patio area. There is a designated parking bay.

Offered for sale at a 50% share priced at £117,500 with the monthly rent of £320 pcm to include fees and maintenance for the site.

Entrance Hall

Kitchen/Breakfast room

10'6 x 12'9

Lounge

12'10 x 13'9

Bedroom 1 at the front

9'6 x 10'11

Bathroom/WC

Bedroom 2 At the rear

13'9 x 9'0

Externally

Parking bay

Viewings

OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

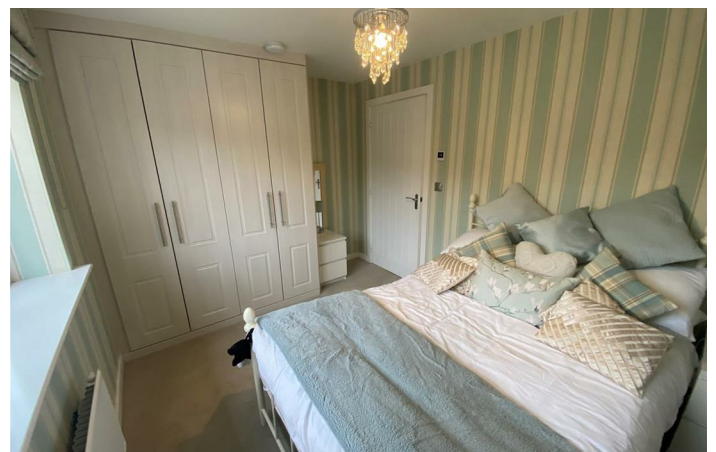
VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

Disclaimer

DISCLAIMER: ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.





Local Authority Northumberland County Council
Council Tax Band C
EPC Rating B
Tenure Leasehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			97
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne
 And Wear, NE25 0DT

Contact

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.