

SIGNATURE

NORTH EAST

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 Pegswood Village, Morpeth NE61 6RE

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Offers In The Region Of £310,000

Signature North East proudly present this charming three-bedroom terraced home, ideally located in the sought-after village of Pegswood, Morpeth. Nestled in a friendly, close-knit community surrounded by greenery and parks, Pegswood is perfect for families, offering numerous opportunities for outdoor activities and relaxation. With excellent schools nearby and a range of essential amenities close to hand, the area also benefits from strong transport links to Morpeth and Newcastle.

Upon entering the property, you are welcomed into a central hallway with access to a convenient downstairs W.C. From here, you'll find a spacious living room, filled with natural light from a bright glass door that opens out to the rear of the home. The large kitchen/dining area can easily accommodate a dining table, offering a great space for everyday family life or entertaining. The kitchen features a wide range of wall and base units, ample countertop space, and integrated appliances including an electric oven and hob. There is also an additional external access point from the kitchen. Completing the ground floor is a generous utility room, providing additional functionality and storage.

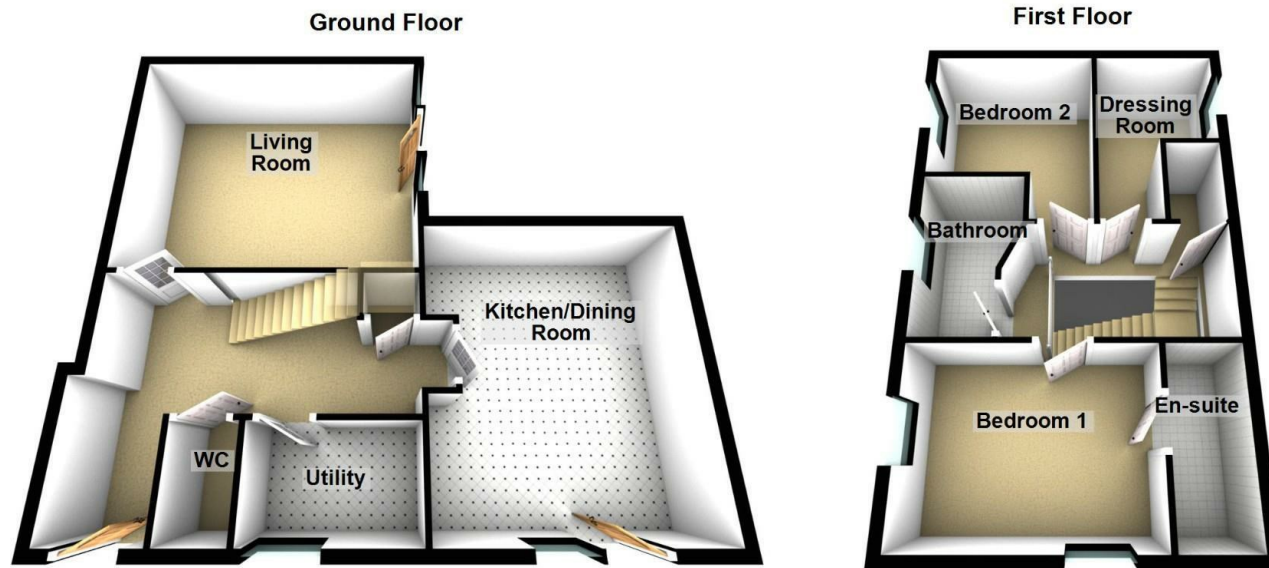
Upstairs, the first floor hosts three well-proportioned bedrooms. Bedrooms one and two can comfortably fit double beds along with other furnishings, with the main bedroom further benefiting from an en-suite bathroom complete with shower, hand basin and W.C. The third bedroom offers flexible use – currently set up as a dressing room, but also well-suited for use as a single bedroom or home office. A family bathroom completes this floor, comprising a bathtub, hand basin and W.C.

Externally, the property boasts an attractive L-shaped front garden laid to lawn with a generous patio area, ideal for outdoor seating and relaxation. To the rear, there is access to a communal courtyard, offering additional outdoor space. The property also benefits from one designated parking space and a garage.



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

PROPERTY FLOORPLAN



Total area: approx. 109.6 sq. metres (1179.6 sq. feet)

Measurements:

Living Room
17'2" x 14'4"

Kitchen / Dining Room
16'6" x 12'5"

Utility
5'7" x 8'2"

WC
3'5" x 5'7"

Bedroom One
9'8" x 12'11"

En Suite
9'8" x 3'11"

Bedroom Two
11'4" x 9'8"

Bedroom Three
11'1" x 7'2"

Bathroom
9'6" x 5'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
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