

SIGNATURE

NORTH EAST

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📍 Patton Way, Morpeth NE61 6RZ

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Asking Price
£120,000

Signature North East welcomes you to this charming two-bedroom semi-detached home, located in the popular area of Pegswood, Morpeth. Set within a peaceful location close to green spaces, the property offers an ideal balance of tranquillity and convenience. Local amenities are just a short walk away, and Pegswood station is nearby, providing excellent transport links for commuting and access to surrounding towns and Newcastle City Centre.

Stepping into the entrance hallway, you are welcomed by a bright living room which is enhanced by large windows that flood the space with natural light, while also providing ample room for desired furnishings. The kitchen offers a range of wall and base units, complemented by practical worktops and access to the rear garden. Integrated appliances are included, ensuring functionality and ease. Completing this level is a convenient WC.

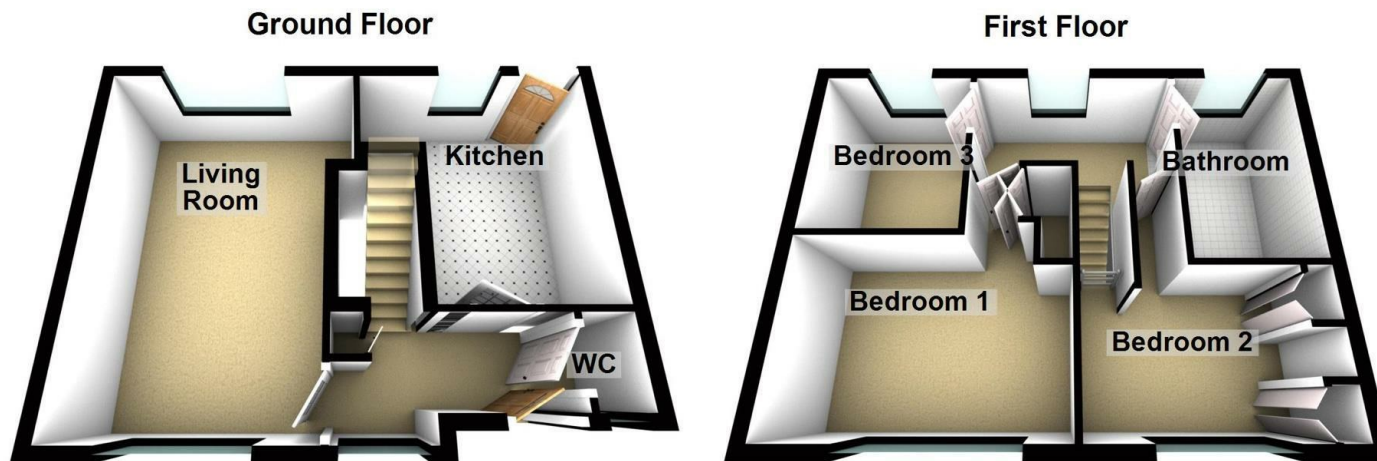
Ascending to the first floor, the home offers three generously sized double bedrooms, each filled with light and providing versatile spaces for relaxation, study, or guest accommodation. Serving these rooms is the practical family bathroom, complete with a bathtub, walk-in shower, wash basin, and WC.

Externally, this property enjoys a well-maintained rear garden laid to lawn, perfect for outdoor furniture, entertaining, or family enjoyment. On-street parking is available to the front of the home, offering everyday convenience. With its generous proportions, excellent location, and well-presented interiors, this property is a fantastic opportunity for a wide range of buyers.



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

PROPERTY FLOORPLAN



Total area: approx. 73.7 sq. metres (793.7 sq. feet)

Measurements:

Living Room
17'8" x 6'6"

Kitchen
11'3" x 8'3"

WC
3'6" x 2'7"

Bedroom One
8'9" x 12'8"

Bedroom Two
9'9" x 6'2"

Bedroom Three
8'9" x 7'5"

Bathroom
9'10" x 5'0"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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 		





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