

# SIGNATURE

## NORTH EAST

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📍 St. Aidans Crescent, Morpeth NE61 2UP

# St. Aidans Crescent, Morpeth NE61 2UP

## Offers Over £315,000

Signature North East are delighted to welcome to the market this well presented three bedroom semi-detached property, ideally located just outside of Morpeth town centre. Boasting a great location with easy access to local shops, parks and everyday amenities, this home is perfectly positioned for convenience. The area is ideal for commuters thanks to nearby connections via Morpeth train station and the A1, providing straightforward travel to Newcastle upon Tyne and across the North East. With a good selection of nearby schools and green spaces, it is an attractive and practical setting for families.

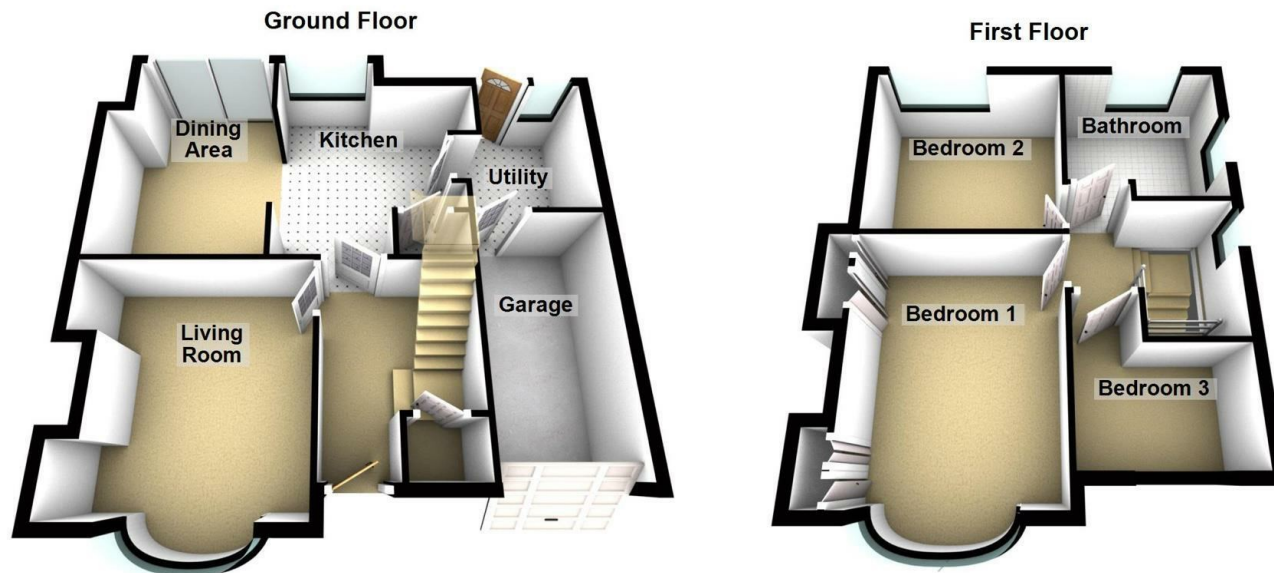
Upon entering, you are welcomed into the central hallway which leads first to the spacious living room. This bright and inviting space benefits from a large bow window allowing plenty of natural light to flood the room, along with a charming log burner creating a cosy focal point. To the rear, the open plan kitchen and dining area offers ample space to accommodate a dining table. The kitchen provides a plethora of storage through base units, complemented by generous worktop space and a breakfast bar with room for stools, ideal for relaxed dining. The kitchen benefits from an integrated dishwasher, while elegant sliding doors provide direct access to the rear garden. Adjacent to the kitchen is a useful utility room, with fitted units, offering internal access to the garage and further access to the rear garden.

Continuing to the first floor, you will find three bedrooms. Bedrooms one and two can comfortably accommodate a double bed alongside additional furnishings, with bedroom one benefitting from fitted wardrobes. Bedroom three, currently utilised as a nursery, can accommodate a single bed with further furnishings. Completing this level is the family bathroom, fitted with a bathtub, separate shower, hand basin and W.C.

Externally, the property boasts a generous south-facing rear garden, mainly laid to lawn with an ample patio area, perfect for outdoor seating. To the front, there is a driveway, providing off-street parking, and the garage.



# PROPERTY FLOORPLAN



Total area: approx. 109.1 sq. metres (1174.7 sq. feet)

## Measurements:

Living Room  
12'5" x 12'10"

Dining Area  
9'8" x 13'0"

Kitchen  
11'8" x 13'0"

Utility  
8'4" x 6'2"

Garage  
7'11" x 13'0"


Bedroom One  
9'11" x 12'9"

Bedroom Two  
10'4" x 11'0"

Bedroom Three  
8'10" x 9'2"

Bathroom  
8'4" x 8'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(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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