

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Pegswood Village, Morpeth NE61 6RE

# Pegswood Village, Morpeth NE61 6RE

**Offers Over £320,000**

Signature North East welcomes you to this charming three-bedroom semi-detached home, situated in the peaceful residential area of Pegswood, Morpeth. With convenient local amenities close by and green spaces within easy reach, the property enjoys a calm and well-positioned setting within the village. Pegswood train station offers excellent transport links, ensuring easy access for commuters and families alike.

Step through the entrance hallway into the welcoming and spacious living room, where large windows allow natural light to fill the space. The kitchen provides an attractive range of wall and base units, quality countertops, and the added benefit of skylights, creating a bright and airy feel. Elegant French doors lead directly out to the rear garden. A useful utility room and WC complete the ground floor.

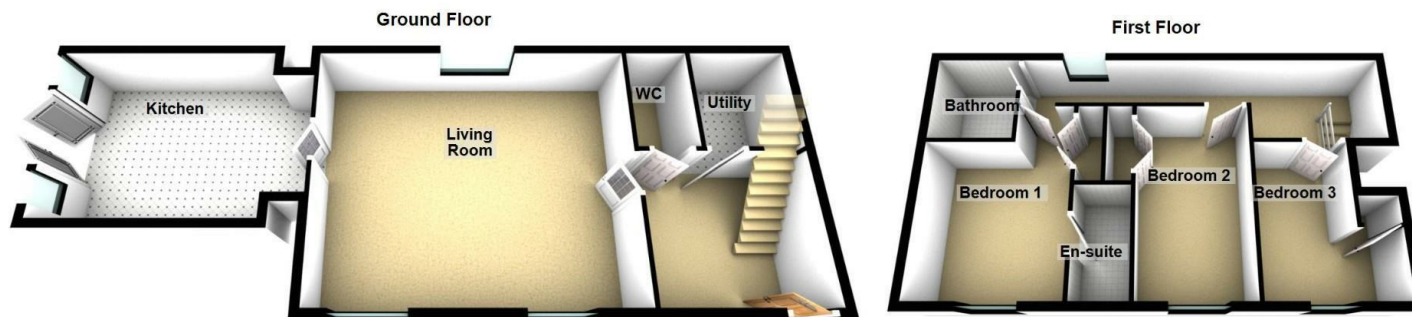
Continuing to the first floor, you'll find three well-proportioned bedrooms, each offering ample space for furnishings and benefiting from built-in storage. The principal bedroom enjoys its own en suite for added comfort. The family bathroom, featuring a bath, wash basin, and WC, completes this lovely home.

Externally, the property enjoys a well-maintained rear garden laid to lawn with a connecting patio, providing an ideal space for relaxation or outdoor dining. Off-street parking is available via a garage, offering further convenience for residents.



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

# PROPERTY FLOORPLAN



Total area: approx. 127.8 sq. metres (1375.7 sq. feet)

## Measurements:

Living Room  
16'5" x 21'10"

Kitchen  
12'2" x 18'1"

Utility  
7'3" x 6'8"

WC  
4'1" x 7'3"

Bedroom One  
11'1" x 10'6"

Bedroom Two  
13'10" x 8'2"

Bedroom Three  
11'3" x 6'3"

Bathroom  
6'8" x 6'2"

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>86</b> |
| (69-80) <b>C</b>                            | <b>79</b> |           |
| (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 |           |           |

England & Wales

EU Directive  
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News