

# SIGNATURE

## NORTH EAST

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 Park Side, Morpeth NE61 6LZ

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**Offers Over £210,000**

Signature North East is delighted to welcome to the market this charming three-bedroom terraced home, perfectly positioned in the desirable village of Hepscott, Morpeth. This lovely residential spot offers a peaceful countryside setting with the convenience of Morpeth town centre just moments away. Residents benefit from access to a vibrant high street filled with cafes, bars, restaurants, shops and leisure facilities. The location is also ideally placed for transport links, providing easy connections to Newcastle City Centre and the Northumberland coast.

This property benefits from no onward chain.

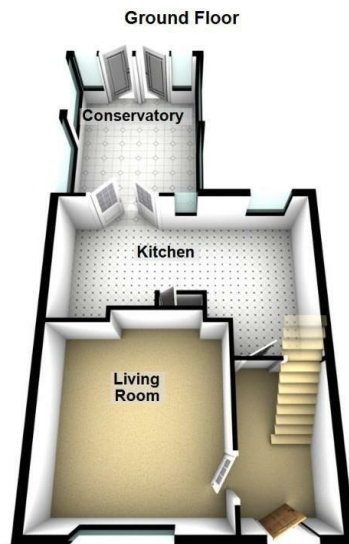
Upon entering the property, you are greeted by a central hallway that leads to a spacious living room. This bright and inviting space features a large window, allowing natural light to flood in and creating a warm atmosphere. The kitchen is well-equipped with a wide range of wall and base units, along with generous countertop space. From here, you can access the conservatory, which overlooks the rear garden – an ideal spot for a dining area or additional reception space, perfect for enjoying the natural surroundings.

The first floor hosts three bedrooms. Bedrooms one and two are well-proportioned and comfortably accommodate double beds along with additional furnishings. Bedroom three offers flexibility, making it suitable as a single bedroom, nursery, or home office, and also includes a built-in storage cupboard. Completing this level is a modern shower room fitted with a walk-in shower, hand basin, and W.C.

Externally, this property boasts both front and rear gardens, both laid to lawn for easy maintenance. The rear garden also features a generous patio area, ideal for outdoor furniture and enjoying warmer days.



# PROPERTY FLOORPLAN



Total area: approx. 98.0 sq. metres (1055.3 sq. feet)

## Measurements:

Living Room  
14'1" x 12'9"

Kitchen  
12'5" x 19'4"

Conservatory  
13'8" x 10'9"


Bedroom One  
12'4" x 6'6"

Bedroom Two  
8'11" x 12'7"

Bedroom Three  
9'1" x 7'9"

Shower Room  
5'5" x 6'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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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