

# SIGNATURE

## NORTH EAST

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📍 Warren Close, Morpeth NE61 5FL

# Warren Close, Morpeth NE61 5FL

**Asking Price**  
**£139,950**

Signature North East are delighted to welcome to the market this no onward chain, two-bedroom semi-detached property, ideally situated on Warren Close within the popular Bainbridge Meadows development in Widdrington. Enjoying a pleasant residential setting, the property is well placed for access to a range of local amenities, schools and transport links, while the surrounding Northumberland countryside and coastline are also within easy reach. With convenient access to Widdrington, Morpeth, Ashington and the wider North East, this is an appealing location for those looking for a well-connected home in a quieter residential setting.

Entering the property, you first step into the entrance lobby, which leads through to the kitchen/diner. The kitchen features a range of base and wall units, an integrated oven and hob, and space to accommodate a small dining table. The kitchen also provides access to a convenient downstairs WC. Continuing through the property, the living room offers ample room for a range of desired furnishings, with double French doors providing direct access to the rear garden.

Continuing to the first floor, you will discover two bedrooms, both of which can comfortably accommodate a double bed alongside additional furnishings. Bedroom one benefits from fitted sliding door wardrobes, providing useful storage. Completing this floor is the family bathroom, fitted with a bathtub with overhead shower, hand basin and WC.

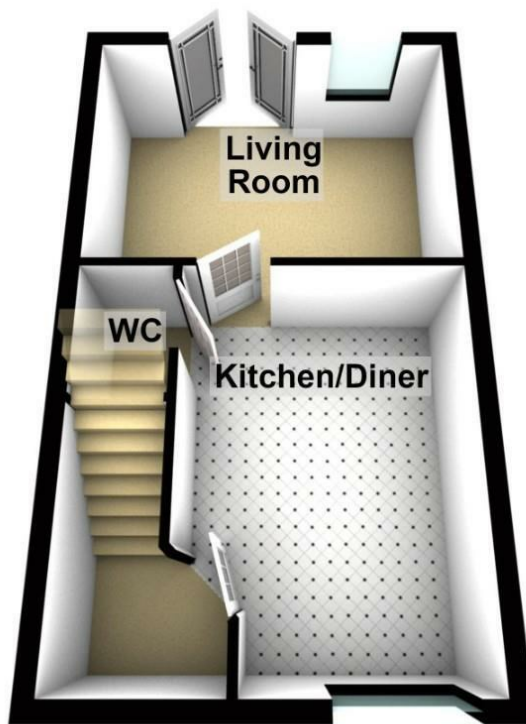
Externally, the property offers a private rear garden, predominantly laid to lawn with a generous patio area providing an ideal space for outdoor furniture and entertaining. To the side of the property, there is also off-street parking, adding further convenience to this appealing home.



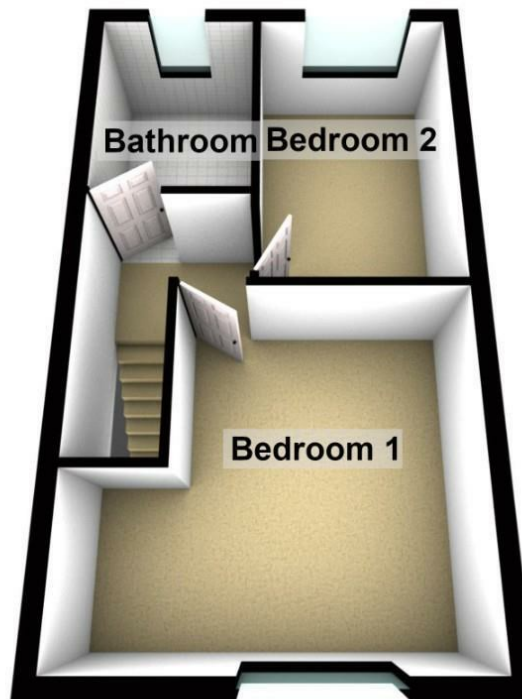
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 59.0 sq. metres (635.3 sq. feet)

## Measurements:

Living Room  
9'6" x 13'5"

Kitchen/ Diner  
13'9" x 9'10"

Bedroom One  
12'1" x 13'5"

Bedroom Two  
11'1" x 7'2"

Bathroom  
7'6" x 5'10"

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>97</b> |
| (81-91) <b>B</b>                            | <b>83</b> |           |
| (69-80) <b>C</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<br>EU Directive 2002/91/EC  |           |           |





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