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MERLEY GATE, MORPETH, NE61

Offers Over £335,000

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THREE BEDROOM | DETACHED HOME | GREAT LOCATION

Well-proportioned three-bedroom detached home offering a practical and comfortable layout, with generous living accommodation, a refitted breakfast kitchen, useful utility space and an attached garage. The main bedroom benefits from fitted storage and an en-suite shower room, while the two further bedrooms are also generously sized. All white goods are to be included in the sale of the property.

Externally, the property enjoys good-sized gardens, off-street parking and useful side access. The property is offered with no onward chain.

Merley Gate is situated within the popular Loansdean area of Morpeth, close to Morpeth First School and within easy reach of local shops, bus routes and Morpeth town centre. The wider town offers an excellent range of amenities, schooling, leisure facilities and transport links, while the surrounding Northumberland countryside is also readily accessible.

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The internal accommodation comprises: a welcoming entrance hall with stairs to the first floor and a convenient ground-floor WC. To the left is a well-proportioned living room with a flame-effect gas fire and decorative surround, with double doors opening into the dining room. The dining room enjoys direct access to the rear garden, while the refitted breakfast kitchen features high-gloss wall and base units, integrated appliances and access to a useful utility room and attached garage.

The first floor provides three generously sized bedrooms, with the main bedroom benefiting from fitted wardrobes, drawer units and an en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms, while the landing provides loft access as well as a storage cupboard which houses the hot water tank.

Externally, the property benefits from an open-aspect front garden and block-paved driveway providing parking for approximately two to three vehicles. To the rear is a good-sized garden, mainly laid to lawn with established fruit trees, a paved patio and timber-built shed, together with useful side access.

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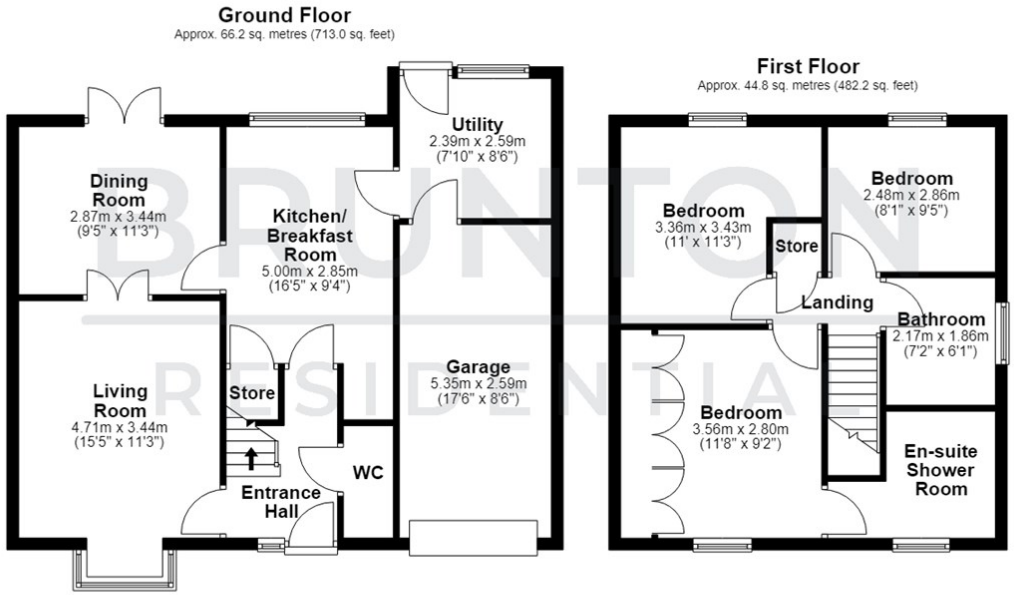
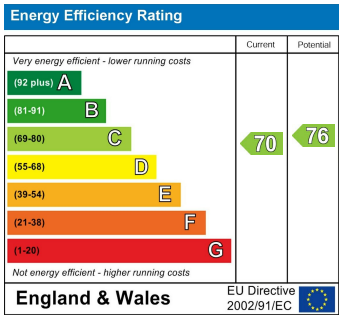
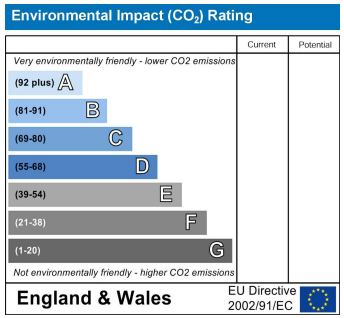
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 111.0 sq. metres (1195.2 sq. feet)