


# SIGNATURE

## NORTH EAST

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 Pegswood Village, Morpeth NE61 6RE

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## Offers Over £295,000

This is a RARE & DESIRABLE property. To watch or offer visit Rare & Desirable, The Bidding Platform. All viewings and surveys must be arranged via the Estate Agent.

Signature North East are delighted to welcome this four-bedroom terraced home to the market, ideally located within Pegswood Village, Morpeth. Nestled within a close-knit community, the property benefits from a great location with local amenities close by, as well as excellent transport links to nearby towns such as Morpeth and Newcastle upon Tyne. The area is also well served by highly regarded schools, making it an ideal choice for families.

Upon entering the property, you are welcomed into a central hallway. The spacious living room offers ample room for a range of furnishings, with an arched patio door leading out to the shared rear garden, creating a bright and open feel. Double doors from the hallway lead into the kitchen/diner, which provides a wealth of space through attractive wall and base units, complemented by generous worktop space and room for a dining table. The kitchen is equipped with an integrated oven and hob and leads through to a practical utility room. Completing the ground floor is a convenient storeroom.

To the first floor, the property offers four bedrooms. Bedrooms one, two and four can comfortably accommodate double beds along with additional furnishings, while bedroom three is well suited as a single room or home office. One of the bedrooms benefits from built-in wardrobes, an en-suite featuring a shower, W.C. and hand basin, as well as external access. Completing this floor is a stylish family bathroom fitted with a bathtub, separate shower, hand basin and W.C.

Externally, the property benefits from a shared communal garden, mainly laid to lawn with a patio area, ideal for outdoor furniture and relaxing. To the front, there is off-street parking along with the added benefit of a garage.

This property is being sold via the Modern Method of Sale, meaning the buyer and seller are required to complete within the agreed timescale of either 56 or 100 days (the "Reservation Period").

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee equal to 2.5% of the purchase price (including VAT), subject to a minimum of £6,600.00 including VAT. This fee reserves the property for the buyer during the Reservation Period and is in addition to the purchase price. It is considered within Stamp Duty Land Tax calculations.

A Legal Pack is provided. The successful bidder will pay £349.00 including VAT for this pack. If you are considering buying with a mortgage, please inspect the property and consult your lender to confirm suitability before bidding.

Optional Services: Services may be recommended by the Agent or Rare & Desirable. If taken, a payment may be received from the service provider. Payment amounts vary and will be confirmed when offered. These services are entirely optional.

Viewings, surveys or any formal inspections can all be carried out via the Estate Agent prior to bidding.

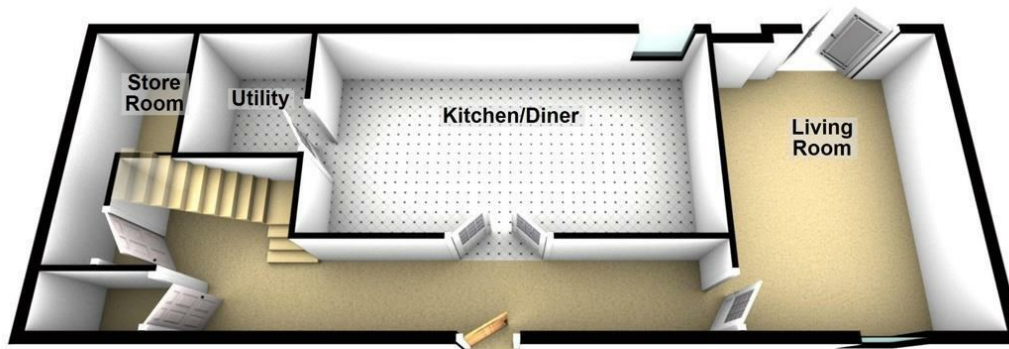
Material Information: The information above has been provided by the vendor and may not be accurate. Please refer to the property's Legal Pack, which you can download on the right-hand side of the page or contact the Estate Agent for the most up-to-date information.

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

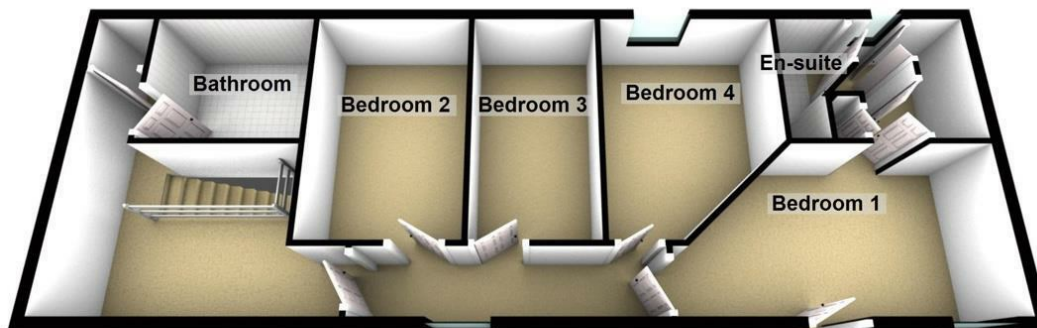


# PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 171.1 sq. metres (1841.3 sq. feet)

## Measurements:

Living Room  
17'1" x 12'11"

Kitchen / Diner  
11'11" x 22'6"

Utility  
7'5" x 6'6"

Store Room  
13'10" x 2'6"

Bedroom One  
17'8" x 8'8"

En Suite  
4'0" x 7'5"


Bedroom Two  
13'3" x 8'7"

Bedroom Three  
13'4" x 6'11"

Bedroom Four  
7'7" x 9'7"

Bathroom  
9'2" x 7'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>88</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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