

# SIGNATURE

## NORTH EAST

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📍 Woodside Way, Morpeth NE61 5DE

## Woodside Way, Morpeth NE61 5DE

**Asking Price**  
**£150,000**

Signature North East is delighted to present this charming two-bedroom semi-detached home, ideally situated on Woodside Way in the popular village of Ellington. The location offers the best of both worlds, with the stunning Northumberland coastline just a short distance away, perfect for seaside visits and scenic coastal walks, while also benefiting from excellent transport links, including easy access to the A1. Families will appreciate the proximity to well-regarded schools, nearby parks and green spaces.

Upon entering the property, you are welcomed into a well-appointed kitchen featuring a range of modern wall and base units and ample worktop space. The kitchen is fitted with an integrated oven and hob and offers space for a small dining table. From here, there is access to a convenient downstairs W.C and the spacious living room positioned at the rear of the home. The living room provides the perfect space for relaxation, with double patio doors opening directly onto the rear garden allowing for seamless indoor-outdoor living.

To the first floor are two generously sized bedrooms, both capable of accommodating double beds along with additional furniture. The family bathroom completes this level and is fitted with a hand basin, W.C, and a bath with an overhead shower.

Externally, the property boasts a well-maintained rear garden, mainly laid to lawn with a generous patio area, ideal for outdoor seating and entertaining. Further benefits include off-road parking for one vehicle.

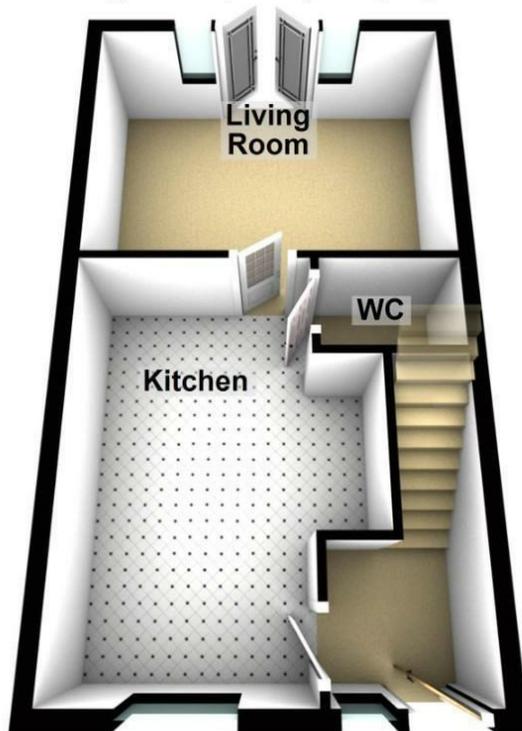


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

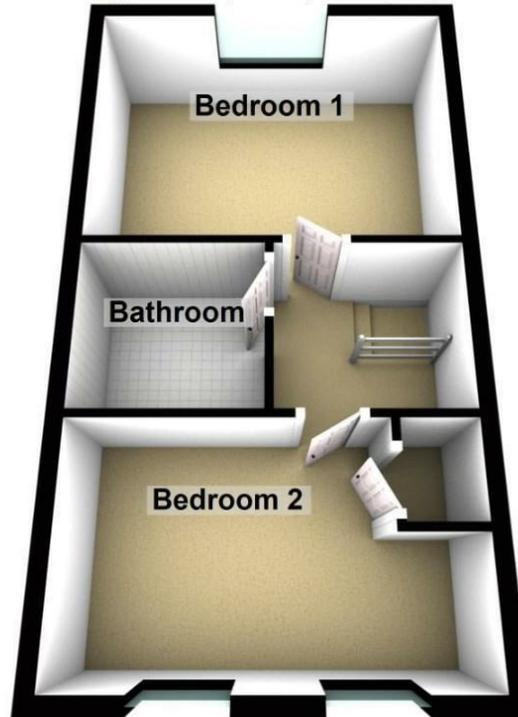
## Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 72.9 sq. metres (784.5 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
10'9" x 14'8"

Kitchen  
15'7" x 8'11"

W.C.  
3'6" x 5'5"

Bedroom One  
10'9" x 14'8"

Bedroom Two  
8'9" x 14'8"

Bathroom  
6'6" x 7'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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