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FOR SALE

Willow Way

SAXON VALE, ELLINGTON, MORPETH, NE61 5BQ

OFFERS OVER

£150,000

2 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

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THE PROPERTY

Willow Way, Saxon Vale, Ellington

OFFERS OVER £150,000 · FREEHOLD

Signature North East are delighted to welcome to the market this well-presented two-bedroom semi-detached property, ideally situated within the popular Saxon Vale development in Ellington. The property enjoys a convenient location with Ellington Primary School and local shops nearby, while the beautiful Northumberland coastline, Cresswell and Druridge Bay are all within easy reach. The nearby towns of Ashington and Morpeth provide a wider range of shopping, leisure and recreational facilities, with excellent road links offering convenient access throughout Northumberland and beyond.

Enter the property and take your first step into the kitchen/diner, which is fitted with a range of wall and base units, sleek worktops and integrated appliances including a hob, double oven and fridge freezer. There is also space for a small dining table, while a convenient WC is accessed from the kitchen/diner. The room leads through to the spacious living room, offering ample space for a range of furnishings and featuring elegant double French doors opening out to the rear garden.

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

Externally, the property benefits from a private rear garden, predominantly laid to lawn with a patio area providing the ideal space for outdoor furniture and enjoying the warmer months. To the front, there is also off-street parking, adding further convenience to this appealing home.





KEY FEATURES

- Two-bedroom semi-detached property
- Popular Saxon Vale development in Ellington
- Well-equipped kitchen/diner with integrated appliances
- Living room with French doors to the garden
- Two double bedrooms, with fitted wardrobes to bedroom one
- Private rear garden & off-street parking
- Council Tax Band B
- EPC Rating B









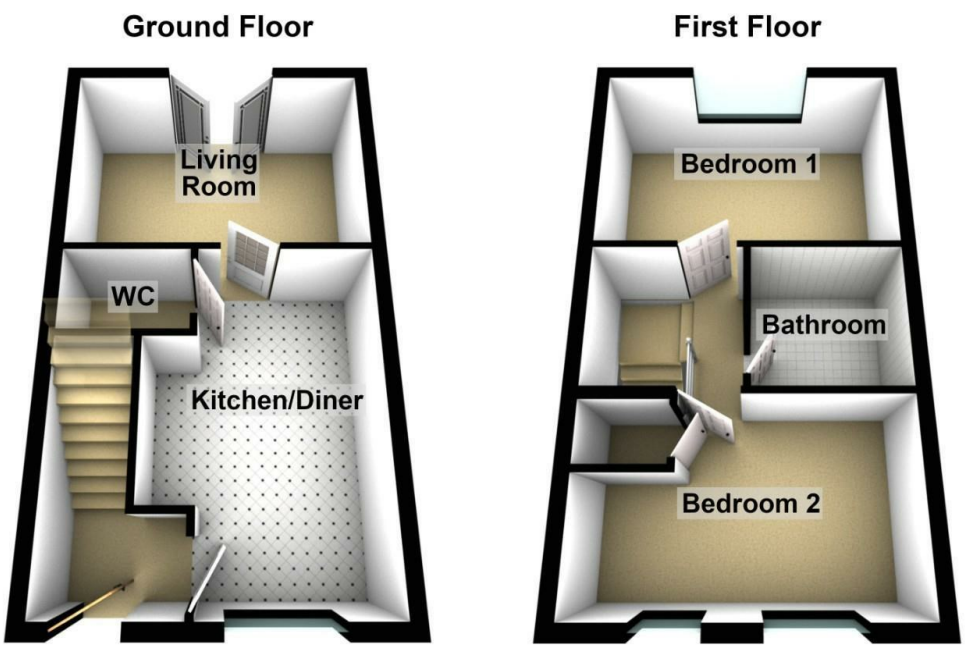


ACCOMMODATION

Room Dimensions

Living Room	2.80 x 4.10 (9'2" x 13'5")
Kitchen	4.50 x 3.00 (14'9" x 9'10")
Bedroom One	2.80 x 4.10 (9'2" x 13'5")
Bedroom Two	2.50 x 4.10 (8'2" x 13'5")
Bathroom	1.70 x 2.00 (5'6" x 6'6")

FLOOR PLAN



Total area: approx. 60.1 sq. metres (646.7 sq. feet)

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