# SIGNATURE

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CREATING MOVES, BUILDING RELATIONSHIPS,

*Exceeding Expectations*



FOR SALE

## Willow Way

ELLINGTON, MORPETH, NE61 5BQ

OFFERS OVER

**£209,999**

3 BEDROOMS · 2 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

# Willow Way, Ellington

OFFERS OVER £209,999 · FREEHOLD

Signature North East warmly welcomes you to Willow Way, Ellington. This charming three-bedroom end terrace home is ideal for a growing family or anyone in need of extra space. The property is located in an area with a range of amenities that enhance the quality of life. Outdoor recreation is easily accessible, with nearby hiking trails, parks, and green spaces perfect for leisure activities and dog walkers. The River Lyne is close by, and Cresswell Beach is just 8 minutes away. Families will appreciate the selection of reputable schools in the vicinity, ensuring excellent educational options. Public transport and major road networks, including the A1 for north-south access and the A697 for connections to nearby towns, make this location convenient for commuting.

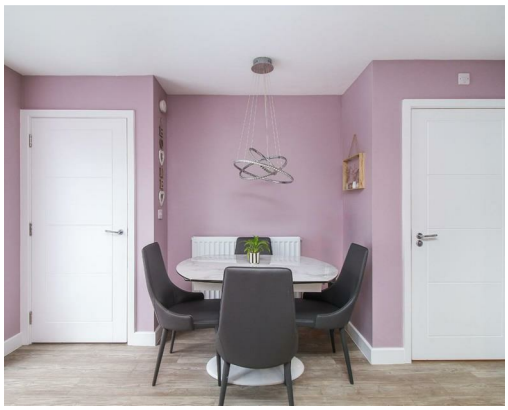
This property benefits from no onward chain.

The home is spread over three levels, offering a functional layout for daily living. Upon entering, you are greeted by a spacious hallway leading to the kitchen/dining room, designed to accommodate busy lifestyles. The kitchen is fully equipped with modern wall and base units, an integrated hob, oven and fridge freezer, and a large window that fills the room with natural light. Adjacent to the kitchen is the living room, featuring a cosy fireplace and bifold doors that blends the indoor space with the outdoors. A ground-floor WC adds extra convenience.

On the first floor, you'll find two generously sized double bedrooms and a family bathroom complete with both a bathtub and shower, ideal for busy mornings. The master bedroom, located on the second floor, serves as a private retreat. It includes a dressing room, an en-suite bathroom, and a storage area, providing comfort and practicality.

The exterior of the property boasts a recently refurbished, low-maintenance garden with both patio and deck areas, perfect for enjoying outdoor living. A double driveway offers off-road parking for two cars, adding to the home's convenience.
Don't miss the opportunity to make this lovely house your own, call Signature North East today and book your viewing.





## KEY FEATURES

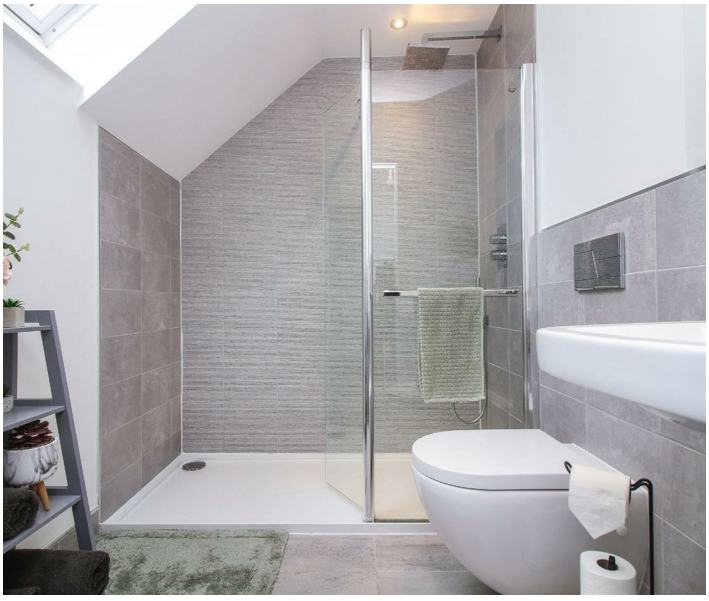
- Three-bedroom end terrace home
- Arranged over three floors
- Main bedroom with en-suite & dressing room
- Refurbished low-maintenance garden
- Double driveway
- No onward chain
- Near Cresswell Beach

- Council Tax Band C
- EPC Rating B









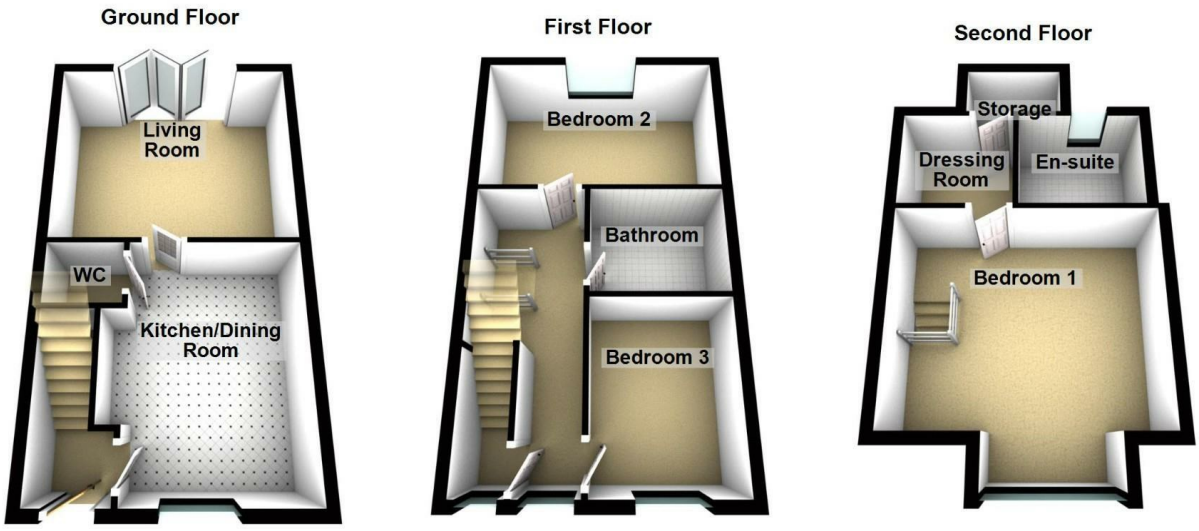


ACCOMMODATION

# Room Dimensions

| | |
|---|---|
| Living Room | 4.45 x 3.7 (14'7" x 12'1") |
| Kitchen / Dining Room | 4.22 x 3.44 (13'10" x 11'3") |
| WC | 1.21 x 1.1 (3'11" x 3'7") |
| Bedroom One | 4.45 x 4.31 (14'7" x 14'1") |
| Dressing Room | 1.98 x 1.79 (6'5" x 5'10") |
| En Suite | 2.19 x 1.79 (7'2" x 5'10") |
| Bedroom Two | 4.45 x 2.78 (14'7" x 9'1") |
| Bedroom Three | 3.12 x 2.4 (10'2" x 7'10") |
| Bathroom | 2.4 x 1.96 (7'10" x 6'5") |

FLOOR PLAN




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.

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