

SIGNATURE

NORTH EAST

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 Dacre Street, Morpeth NE61 1HQ

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Offers Over £130,000

Signature North East are delighted to welcome to the market this one-bedroom second-floor retirement apartment, situated within a sought-after over 55s development in Silvas Court, in the heart of Morpeth. Ideally positioned for easy access to a fantastic range of shops, cafés, restaurants and everyday amenities, the property is also close to the beautiful Carlisle Park. The new leisure centre, built approximately two years ago, is also within walking distance. Morpeth railway station, bus station and excellent road links provide convenient connections to Newcastle and the surrounding areas. The property further benefits from no upper chain and is fully accessible via lift or staircase. The property also benefits from Council Tax Band C.

Upon entering, the central hallway features a large storage cupboard. The living room offers ample space for a range of furnishings, with a modern fireplace creating an attractive focal point. Double doors lead through to the kitchen, which was newly fitted in 2021 and is fitted with a good selection of wall and base units, providing excellent storage, along with integrated appliances including an oven, which has never been used, and hob.

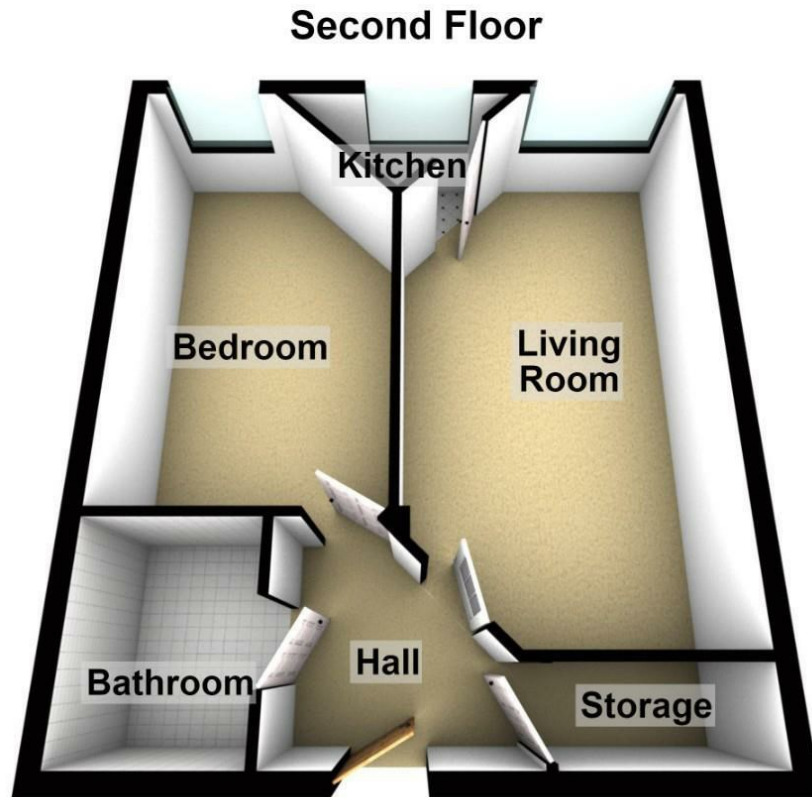
Continuing through the property, the sizable bedroom comfortably accommodates a double or king-size bed alongside additional furnishings and benefits from fitted wardrobes. Completing the accommodation is the bathroom, which features a bathtub with an overhead electric shower, hand basin and WC.

The development comprises 49 flats and benefits from resident management staff and a Careline alarm service, with red pull cord emergency systems located throughout the property, including the bathroom where there is also a convenient button positioned on the side of the bath. Residents have access to a range of communal facilities including a lounge, laundry, guest facilities, gardens and a communal kitchen. The whole site is wheelchair accessible, while regular weekly social events provide excellent opportunities for residents to meet and socialise.



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

PROPERTY FLOORPLAN



Total area: approx. 42.9 sq. metres (461.6 sq. feet)

Measurements:

Living Room
19'10" x 10'6"

Kitchen
5'10" x 8'3"

Bedroom
15'8" x 9'7"

Bathroom
6'11" x 5'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
EU Directive 2002/91/EC		
England & Wales		





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