



West Hill, Morpeth

- Semi detached house
- Four bedrooms
- Walking distance to town centre
- Close to Abbeyfields first school
- Generous sized front garden
- Driveway for two cars

Offers In Excess Of: **£ 320,000**

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West Hill, Morpeth

Sitting in a prime corner position, on a well-established and highly requested area, we have this spectacular four bedroomed family home on West Hill, Kirkhill. The property boasts a substantial plot, with spacious internal rooms which have been finished to a great standard throughout by the current owners. Located on the ever-popular area of Kirkhill, this is a popular location with house hunters due to its proximity to not only Abbeyfield's first school but also within walking distance to the historic town of Morpeth centre where you will find an array of local bars, restaurants, river walks and shopping delights to choose from.

The property briefly comprises:- Entrance hallway, impressive lounge with floods of natural light due to the double aspect windows overlooking the front. The lounge offers a lovely flow through to a large kitchen/diner with double patio doors leading straight into the rear garden. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include a four-ring gas hob and integrated oven. To the back of the dining area, you further benefit from a kids play room which could also be used as an additional downstairs bedroom to suit your needs as it has its own en-suite shower room.

To the upper floor of the living accommodation, you have two large double bedrooms, and one single, all of which have been carpeted throughout and finished with modern décor. All rooms have been carpeted throughout and finished with modern décor. The family bathroom has been finished with W.C., hand basin, bath and walk-in shower.

Externally to the front of the property, you have a generous sized grassed garden with a private driveway which can accommodate at least two cars. To the rear you have a small enclosed paved garden which is a real suntrap.

This property will not be around for long!

- Lounge: 23'11 x 12'4 (7.29m x 3.76m)
- Dining Room: 17'10 x 9'6 (5.44m x 2.90m)
- Kitchen: 13'4 x 7'11 (4.06m x 2.41m)
- Playroom: 12'10 x 9'8 (3.91m x 2.95m)
- Shower room: 9'5 x 4'11 (2.87m x 1.25m)
- Storage Ares: 19'7 x 4'10 (5.97m x 1.24m)
- Bedroom One: 12'9 x 12'4 (3.89m x 3.76m)
- Bedroom Two: 14'1 x 10'2 (4.29m x 3.10m)
- Bedroom Three: 12'4 x 10'10 (3.76m x 3.30m)
- Bedroom Four: 9'7 x 7'8 (2.92m x 2.33m)
- Bathroom: 9'1 x 8'1 (2.77m x 2.46m)

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: ADSL Modem
- Mobile Signal / Coverage Blackspo: No
- Parking: Driveway

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

- EPC Rating: C
- Council Tax Band: C

M00008009.AB.SS.10.5.24.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

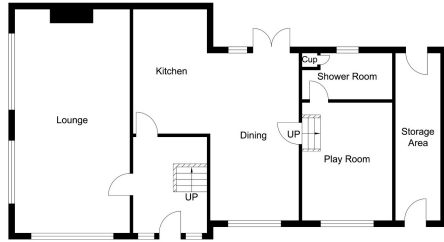
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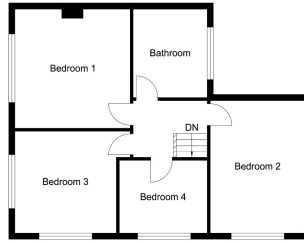
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West Hill, Morpeth



Ground Floor

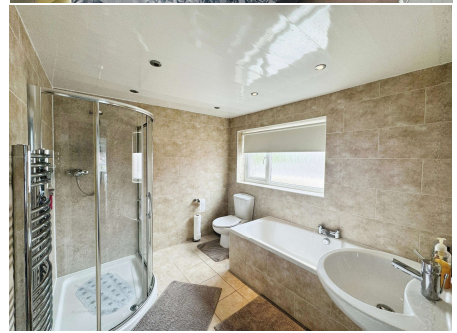
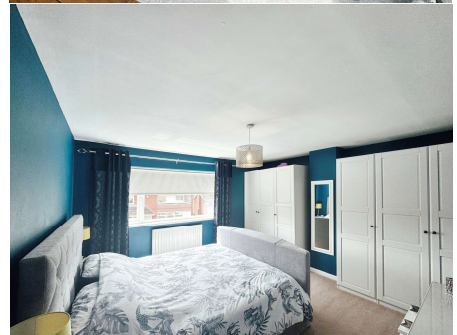


First Floor

West Hill

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



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