



## Whitefield Crescent

Pegswood

- Mid terraced house
- Family shower room
- Three bedrooms
- Ideal for first time buyers/investors
- Enclosed paved rear garden
- Fantastic project

Guide Price: **£ 110,000**

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17 Newgate Street, Morpeth

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# Whitefield Crescent, Pegswood

Are you seeking a fantastic project to sink your teeth into, then look no further! We have a very spacious three bedroomed family home in need of some love and attention to bring it back to life. The property is located on Whitefield Crescent, Pegswood which is a great area benefitting from a good choice of amenities on your doorstep such as a doctor's surgery, pharmacy and local Co-op whilst you are only a two-mile drive away from the busy and historic market town of Morpeth where you can enjoy river walks with bustling bars and restaurants.

The property briefly comprises:- Entrance hallway leading into a very spacious bright and airy lounge due to the double aspect windows. The kitchen has been fitted with dark brown wall and base units with a free-standing cooker. You further benefit from a separate utility area to the rear of the kitchen with access into the rear garden.

To the upper floor, you have three good sized bedrooms, two doubles and one single plus a family shower room fitted with hand basin and walk-in shower and a separate W.C.

Externally you have a large, enclosed garden to the rear which is currently paved. On street parking is available.

This property is ideal for first time buyers and investors alike. A must view to appreciate the space on offer.

Lounge: 15'10 x 12'10  
Kitchen: 11'3 x 8'5  
Utility Area: 8'8 x 4'6  
Bedroom One: 15'9 x 9'2  
Bedroom Two: 11'3 x 8'5  
Bedroom Three: 9'9 x 6'10  
Shower room: 8'5 x 5'6  
W.C: 5'5 x 2'7

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: None  
Mobile Signal / Coverage Blackspot: No  
Parking: No parking

#### 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: TBC  
Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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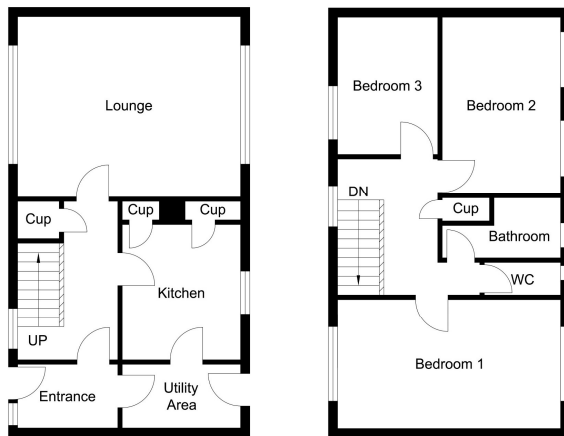
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# Whitefield Crescent, Pegswood



Ground Floor

First Floor

## Whitefield Crescent

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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