



## Linton Burn Park Widdrington

- Link detached bungalow
- Two bedrooms
- Quiet cul-de-sac location
- Uninterrupted views to rear
- Driveway for two cars
- Low maintenance rear garden

Offers In Excess Of: **£ 200,000**

01670 511711  
17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

# Linton Burn Park, Widdrington

Very rarely found on the market, sits this wonderfully presented two bedroomed, link detached bungalow on Linton Burn Park, Widdrington. The property boasts a fantastic position, tucked away at the end of a quiet cul-de-sac. The property itself has been finished to a great standard whilst offering stunning uninterrupted views to the rear.

The property briefly comprises:- Entrance hallway, spacious lounge which has been fitted with wood flooring and finished with an electric fire with surround. The modern fitted kitchen has been fitted with white gloss wall and base units, offering an abundance of storage. Appliances include double oven, built in microwave, four ring gas hob and fridge/freezer, integrated washing machine and dishwasher. The kitchen leads straight into the dining area which makes full use of the garden views, and offers direct access to the garden via the double patio doors.

To the other end of the living accommodation, you have two double bedrooms both of which come fitted with fantastic storage and have been carpeted throughout. The family bathroom has been fully tiled in a modern beige colour and finished with W.C., hand basin and walk-in shower.

Externally to the front of the property, you have a generous sized grassed garden with driveway to accommodate at least two cars and a small garage which is for storage as it has been partially converted to the rear and is currently being used as an office space. To the rear you are presented with a low maintenance garden which has been fully paved and pops with colour and vibrancy. The garden looks over rolling greenery and offers uninterrupted views, offering a stunning outlook.

A must view to appreciate the property on offer.

Lounge: 13'8 x 10'10 (4.17m x 3.30m)  
 Kitchen: 11'7 x 8'8 (3.53m x 2.64m)  
 Dining Room: 11'4 x 11'1 (3.45m x 3.38m)  
 Bedroom One: 11'8 x 8'10 To wardrobes (3.56m x 2.69m To wardrobes)  
 Bedroom Two: 11'7 x 6'4 To wardrobes (3.53m x 1.93m to wardrobes)  
 Bathroom: 7'0 x 5'4 (2.13m x 1.62m)  
 Office: 9'10 x 8'7 (2.99m x 2.62m)

#### PRIMARY SERVICES SUPPLY

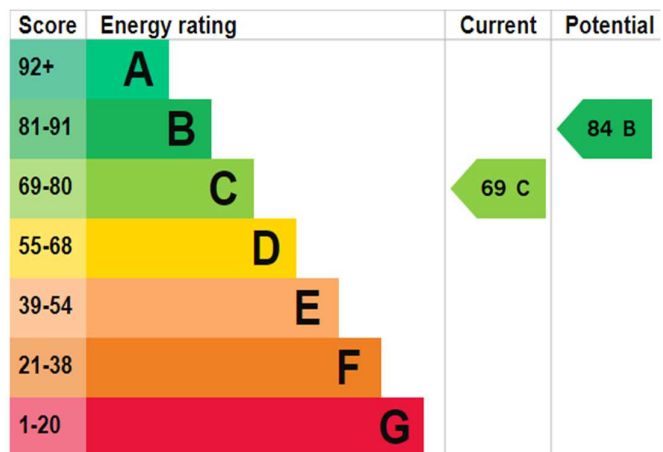
Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains gas  
 Broadband: ADSL Modem  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Garage and driveway

#### 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: TBC  
 Council Tax Band: B

M00008068 .AB.SS.3.6.24.V.2



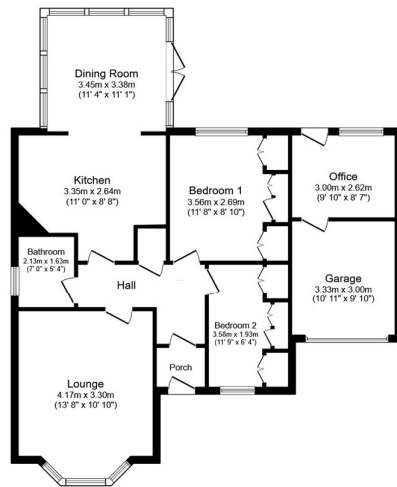
**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

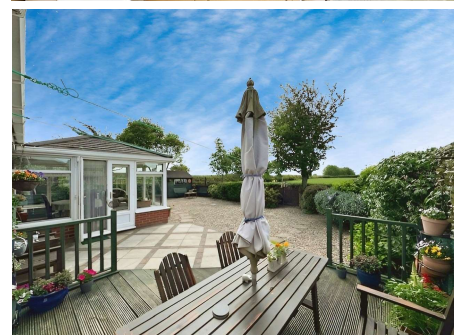
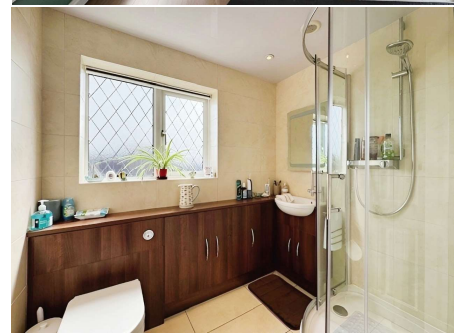


# Linton Burn Park, Widdrington



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

