



## Mile Road Widdrington

- End terraced house
- Freshly decorated and carpeted
- Three bedrooms
- Separate garage
- Quiet residential estate
- Enclosed garden to rear

Offers In Excess Of: **£ 120,000**

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17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

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# Mile Road, Widdrington

Are you searching for your next family starter home? We have a fantastic opportunity to purchase this three bedroomed family home on Mile Road, Widdrington. The property offers a fantastic location, tucked away within a quiet residential estate. Widdrington itself offers local amenities on your doorstep to include a local Co-op, pub/restaurant, doctor's surgery and petrol station whilst the historic town of Morpeth town, is only a 15-minute drive away where you will find an array of bars, restaurants, river walks and shopping delights to choose from.

The property briefly comprises:- Entrance hallway, spacious open plan lounge/diner which allows floods of natural light from the double aspect views. It has been freshly decorated, carpeted throughout, and comes fitted with gas fire and surround. The kitchen has been fitted with white crisp units, offering ample storage with a separate storage cupboard. Appliances include integrated oven and hob with space for your own white goods.

To the upper floor, you have two good sized double bedrooms, both of which benefit from great storage and the third single bedroom which could also be used as office space to suit your needs. The family bathroom is fitted with W.C, hand basin, bath and shower over bath.

Externally, the property offers on street parking as well as a detached garage whilst you have a small garden to the front and enclosed garden to the rear, ideal for those who enjoy outdoor entertaining.

This could be a fantastic property for a first-time buyer or investors looking for a property in a highly requested village.

No onward chain!

Lounge: 14'0 x 13'7 (4.27m x 4.15m)  
 Dining Room: 8'11 x 8'5 (2.72m x 2.57m)  
 Kitchen: 8'9 x 8'0 (2.67m x 2.44m)  
 Bedroom One: 12'0 x 10'4 (3.66m x 3.15m)  
 Bedroom Two: 10'6 x 8'11 (3.20m x 2.72m)  
 Bedroom Three: 9'0 x 6'2 (2.74m x 1.88m)  
 Bathroom: 6'2 x 5'5 (1.88m x 1.65m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains gas  
 Broadband: ADSL Modem  
 Mobile Signal / Coverage Blackspot: No  
 Parking: Garage in a separate block

#### 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: A

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

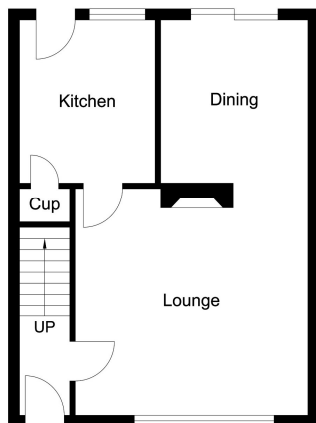
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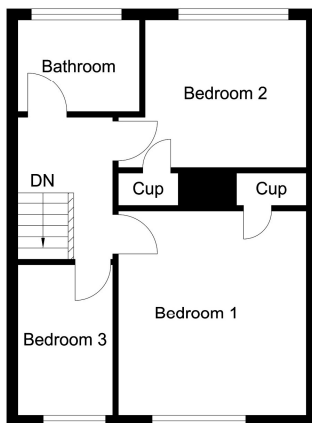
16 Branches across the North-East



# Mile Road, Widdrington



Ground Floor



First Floor

## Mile Road

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 2



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