



Willowburn Morpeth

- Three Bedroomed Family Home
- Convenient Location
- Enclosed Rear Garden
- Modern Décor
- Private Driveway
- No Onward Chain

Asking Price £220,000

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17 Newgate Street, Morpeth

ROOK
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SAYER

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Willowburn, Morpeth

This recently built semi-detached family home is located on the highly desirable Barratt's home development, which is a convenient location on the outskirts of the lovely market town of Morpeth. Situated on Willowburn, the property is tucked away on a quiet street whilst internally offering spacious and well-presented rooms, ideal for growing families. Well positioned not only to the nearby school, but offers walking distance to the local train station and to the hustle and bustle of Morpeth town centre, where you will find an array of local bars, restaurants and shopping delights to choose from.

The property comprises of a welcoming lounge/diner, with double French doors offering direct access to a beautifully presented rear garden. The kitchen has been fitted with white modern wall and base units, offering an abundance of storage. Integrated appliances include a four-ring gas hob, electric oven and extractor fan. The property also has a convenient downstairs cloakroom with WC and wash hand basin.

To the upper floor, you have three good sized bedrooms, two doubles and one single, all of which have been carpeted throughout and finished with white crisp walls. The master bedroom further benefits from its own en-suite bathroom, featuring a roomy shower cubicle, WC and wash hand basin. There is also a well-maintained bathroom fitted with bath tub, hand basin and W.C.

Outside there is ample parking for two cars on your private driveway whilst to the rear, you have a fully enclosed level garden which has been laid to lawn with patio area, ideal for those who enjoy outdoor entertaining.

With no onward chain, this attractive property is perfect for those seeking a comfortable and convenient home. Contact us today to arrange your viewing today.

Lounge: 14'11 x 14'6 (4.55m x 4.42m)
 Kitchen: 12'1 x 8'0 (3.68m x 2.44m)
 W.C: 4'11 x 3'0 (1.25m x 0.91m)
 Bedroom One: 13'9 x 8'5 (4.19m x 2.57m)
 En-suite: 8'4 x 4'4 (L-Shaped. Max points) (2.54m x 1.34m)
 Bedroom Two: 10'1 x 8'4 (3.07m x 2.54m)
 Bedroom Three: 8'10 x 6'3 (2.69m x 1.91m)
 Bathroom: 7'10 x 6'3 (L-Shaped. Max points) (2.39m x 1.91m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Central Gas
 Broadband: Fibre to Premises
 Mobile Signal / Coverage Blackspot: No
 Parking: Private 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: B

Council Tax Band: C

M00008112.AB.JD.19/09/2024.V.1

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

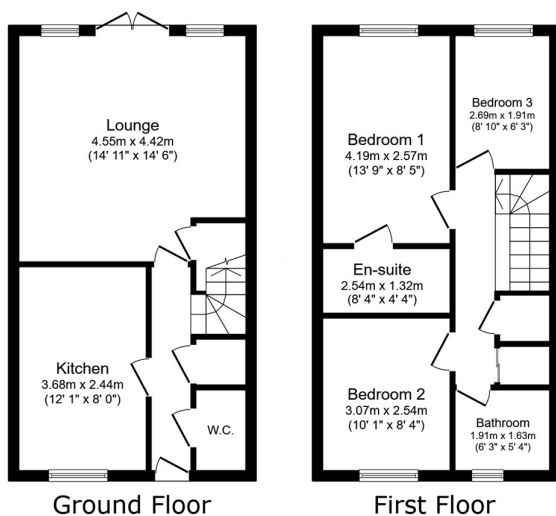
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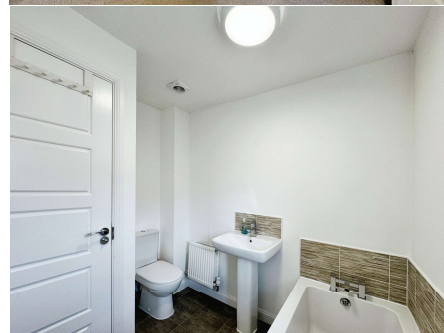
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Willowburn, Morpeth



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



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