



Mile Road Widdrington

- Tenanted Investment
- Detached Bungalow
- Three Bedroomed
- Garage and Extensive Driveway
- Wrap Around Garden
- Freehold

Auction Guide Price: £225,000

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Mile Road, Widdrington

For Sale by Auction: Taking Bids Now Option 1. Terms and Conditions apply.

EPC Rating: C
Council Tax Band: D

This property is being sold as a tenanted investment. Current tenant is situ until 22nd November 2025 and paying £900pcm.

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Fantastic opportunity to purchase this large three bedroomed detached bungalow, which sits on a substantial sized plot and comes with full planning permission, located on the ever-popular Mile Road, Widdrington. Widdrington itself is a small and quiet village with local amenities on your doorstep to include a local first school, doctor surgery and a Co-op. Morpeth town centre is also just a short 15-minute drive away where you have an array of local bars, restaurants and shopping delights to choose from.

There is now Full Planning Permission approved for someone to create their forever family home in the shape of a 4 Bedroomed, 4 Bath.

The property briefly comprises: - Large entrance hallway, impressive large sized lounge with floods of natural light and patio doors which lead straight onto a large decked area, ideal to enjoy the views over the front garden. The modern kitchen has been fitted with a range of wall and base units, offering an abundance of storage and appliances to include four-ring gas hob and electric oven.

There are three good sized double bedrooms all of which have been carpeted throughout with modern décor. The master bed further benefits from it own ensuite shower room. The family bathroom has been finished to a high standard and fitted with W.C., hand basin, bath and shower over bath.

Externally you have large gardens which wrap the entirety of the property and also include a vegetable patch, ideal for those who are green fingered. A detached garage is also available plus an extensive driveway with enough space to house several cars.

A must view to appreciate the space on offer. No onward chain!

Lounge: 18'10 x 14'00 (5.74m x 4.27m)
Kitchen: 12'03 x 8'04 (3.73m x 2.54m) At biggest points
Utility: 8'10 x 8'06 (2.69m x 2.59m)
Bedroom One: 21'05 x 8'09 (6.53m x 2.67m) At biggest points
Bedroom Two: 13'08 x 13'07 (4.17m x 4.15m)
Bedroom Three: 14'03 x 10'11 (4.34m x 3.33m) At biggest points

PRIMARY SERVICES SUPPLY

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

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360
Terms and conditions apply see www.agentspropertyauction.com

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

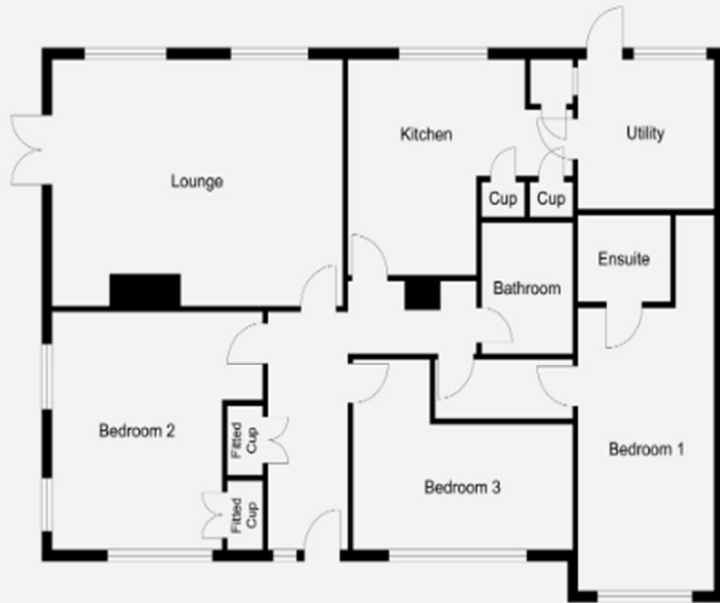
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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



Mile Road, Widdrington



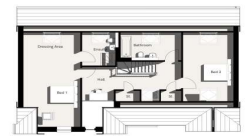
Mile Road

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 1



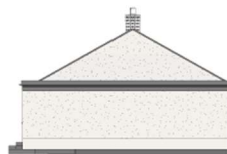
Ground Floor
1 : 100



First Floor
1 : 100



Front Elevation
1 : 100



Right Elevation
1 : 100



Rear Elevation
1 : 100

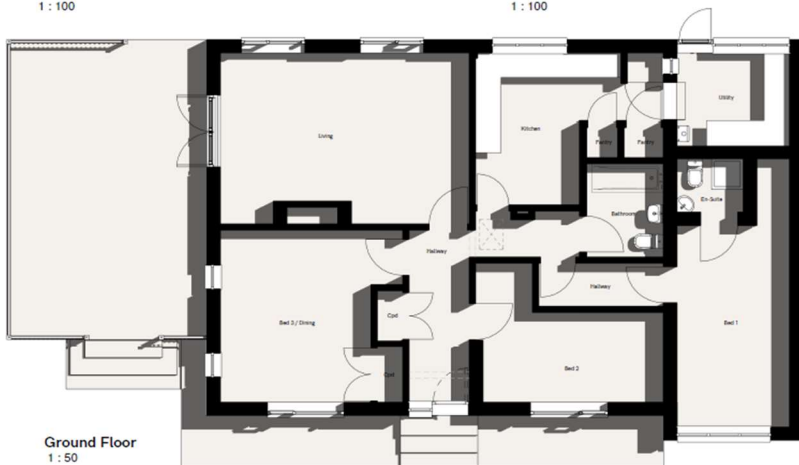


Left Elevation
1 : 100



Ground Floor
1 : 100

First Floor
1 : 100



Ground Floor
1 : 50



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