



The Forge

Ulgham

- Semi detached house
- Three bedrooms
- Quiet cul-de-sac location
- Garage and driveway
- Rear garden with patio area
- Freehold

Asking Price: **£ 235,000**

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17 Newgate Street, Morpeth

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The Forge, Ulgham

Very rarely found on the market, sits this wonderfully presented and spacious three bedroomed family home on Forge Estate, Ulgham. The property boasts a fantastic position, tucked away offering a quiet cul-de-sac location. Internally the property has been finished to a great standard, offering bright and airy rooms with floods of natural light and modern interior décor. A must view to appreciate the space on offer. The historic town of Morpeth is only a short drive away where you can enjoy the local markets, bars, restaurants and shopping delights as well as delightful river walks and children's play park, a real hit with families.

The property briefly comprises:- Porch leading you straight into a large entrance hallway, impressive lounge with double aspect views to both the front and rear. The lounge has been fitted with log burner, carpeted throughout and finished with a modern feature wall. This leads straight into the conservatory where you can relax and soak up the greenery. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage, and large picture-perfect window to enjoy the views. You further benefit from a separate utility and access directly into the garage.

To the upper floor of the accommodation, you have three good sized bedrooms, two large doubles and one single, all of which offer excellent storage. The family bathroom has been finished with W.C., hand basin, bidet, bath and shower over bath.

Externally to the front of the property, you have a large private driveway which can accommodate at least three cars and a garage. To the rear you have an enclosed level grassed garden with patio area, ideal for those who enjoy outdoor living.

Guaranteed to impress, and with no onward chain, this is a must view!

Porch	5.05 x 4.08	(1.65m x 1.24m)
Entrance hallway	11.06 x 10.09	(3.51m x 3.28m)
Lounge	20.05 x 11.07	(6.22m x 3.53m)
Kitchen	11.10 x 8.02	(3.61m x 2.48m)
Utility	8.11 x 3.09	(2.72m x 0.94m)
Conservatory	11.02 x 9.05	(3.40m x 2.87m)
Bedroom One	11.08 x 10.10 into wardrobe	(3.56m x 3.30m) into wardrobe
Bedroom Two	11.07 x 6.08	(3.53m x 2.03m)
Bedroom Three	11.06 x 8.05 at biggest points	(3.51m x 2.57m) at biggest points
Bathroom	11.09 x 6.03	(3.58m x 1.91m)

PRIMARY SERVICES SUPPLY

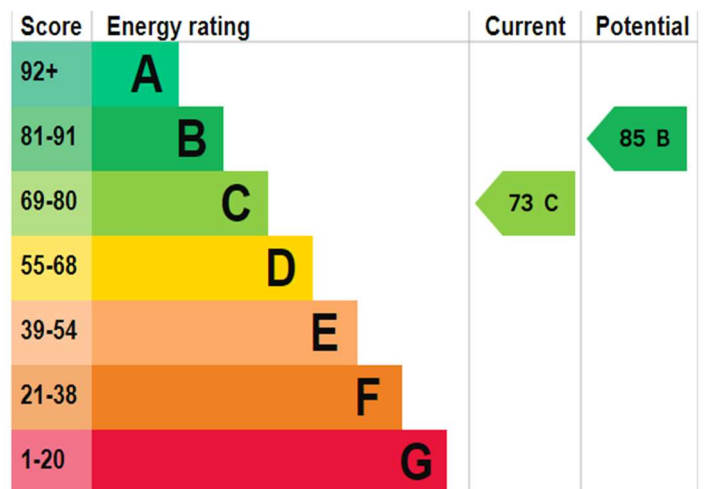
Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating:
 Broadband: "CABLE / FIBRE / ADSL / SATELLITE"
 Mobile Signal Coverage Blackspot: YES / NO"
 Parking: Parking and driveway

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: C
 COUNCIL TAX BAND: C

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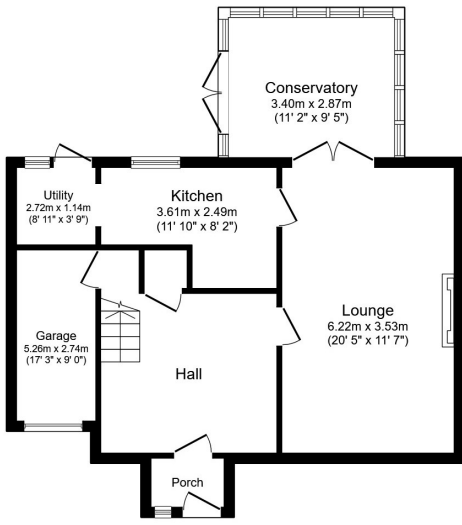
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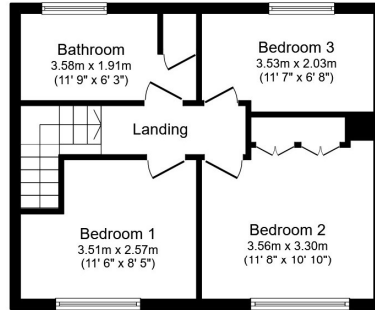
16 Branches across the North-East



The Forge, Ulgham



Ground Floor



First Floor

This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by Propertybox.



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