



## Linton Burn Park Widdrington

- Detached Family Home
- Three Bedrooms
- Quiet Cul-De-Sac
- No Onward Chain
- South Facing Garden
- Garage plus Driveway

**Asking Price £200,000**

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# Linton Burn Park Widdrington

Tucked away on a quiet cul-de-sac development, sits this superbly spacious three bedroomed family home, located on Linton Burn Park, Widdrington. This property is ideal for growing families, with its fabulous enclosed garden to the rear, whilst internally offering an abundance of space. Widdrington itself offers a quiet village life, with a few local amenities on your doorstep. Morpeth town centre, is only a short drive away where you will find an array of high-end bars, restaurants, shops and river walks to choose from.

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive open plan living room/diner which allows floods of natural light and leads seamlessly through into a rear conservatory with views over the rear garden. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage. The large kitchen/diner is a great space for families with plenty of room for your dining table and chairs. Appliances include an electric oven and gas powered hob.

To the upper floor of the accommodation, you have three good sized bedrooms, two of which are large doubles. All three bedrooms have been carpeted throughout. The master bedroom further benefits its own en suite shower room and fitted mirrored wardrobes. Whilst the third bedroom can be used as an office or bedroom to suit. The family bathroom has been fitted with W.C, hand basin, bath and shower over bath.

Externally, the property has a private driveway, whilst to the rear you have a fully enclosed south facing garden, which has been laid to lawn with patio area making it ideal for those who enjoy out door entertaining.

With no onward chain, this property is a must view to appreciate what is on offer.

Kitchen: 11.44 x 16.04 Max Points (3.45m x 4.88m Max Points)  
 Lounge: 10.65 x 22.06 Max Points (3.20m x 6.71m Max Points)  
 W.C: 5.67 x 4.47 (1.68m x 1.36m)  
 Bedroom One: 8.74 x 12.69 (2.62m x 3.81m)  
 En suite: 6.40 x 5.30 Max Points (1.93m x 1.60m Max Points)  
 Bedroom Two: 11.93 x 11.63 Max Points (3.58m x 3.51m Max Points)  
 Bedroom Three: 9.23 x 11.93 (2.79m x 3.58m)  
 Bathroom: 6.55 x 6.31 (1.96m x 1.91m)

## PRIMARY SERVICES SUPPLY

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

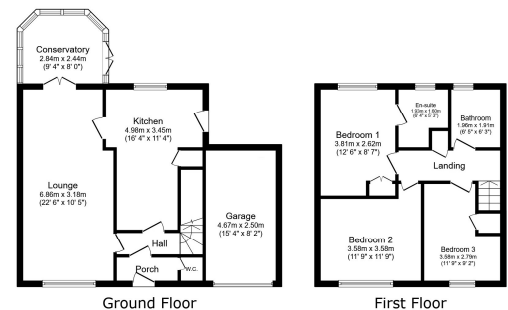
## TENURE

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: D

Council Tax Band: C

M00008300.LB.JD.04/02/2025.V.2



This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any listed floor areas), openings and orientations are approximate. No liability is accepted for errors or omissions. The information is provided as a guide only and does not constitute part of any agreement. We hereby declare the accuracy, completeness and reliability of the information provided. Powered by www.PropertyData.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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