


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Ladyburn Way, Morpeth NE65 9RQ

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Asking Price
£159,995

Signature North East welcomes you to this charming three-bedroom semi-detached home, set within the peaceful village of Hadston, Morpeth. The property enjoys a quiet residential setting with plenty of surrounding green space, and is ideally positioned just a short distance from the picturesque Druridge Bay, offering an appealing balance of village living and coastal scenery.

The entrance hall gives way to a warm and inviting living room, well-sized and enhanced by a generous window that brings in plenty of daylight. Moving through, the open-plan kitchen/diner provides a comfortable and practical space, complete with modern wall and base units and practical worktops. Sliding doors in the dining area lead out to the rear garden, creating a pleasant connection to the outdoors. A useful WC is also located on this level.

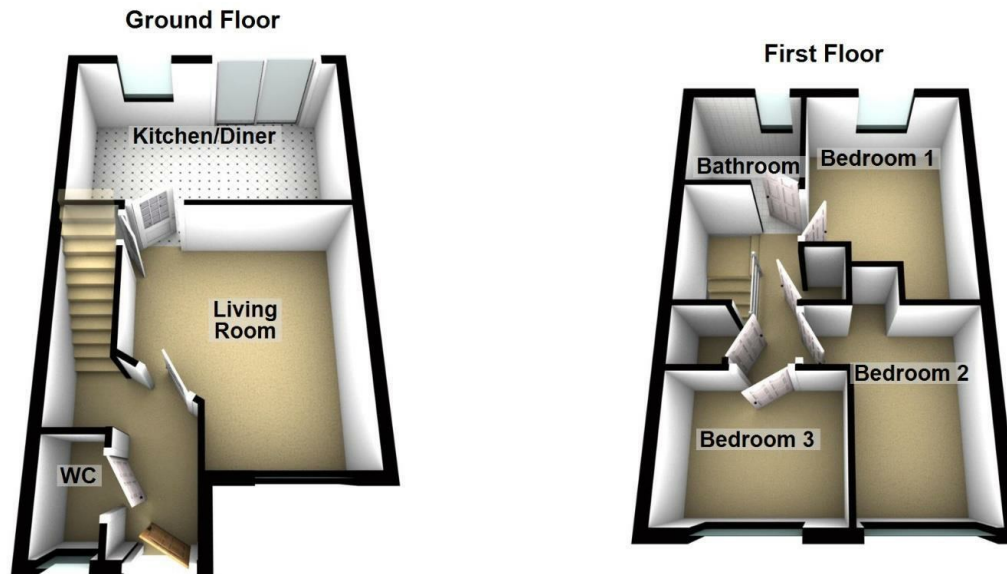
To the first floor, you will find three well-sized bedrooms, each offering plenty of space for furnishings and versatility for a range of lifestyles. The family bathroom completes this level, featuring a bathtub, overhead shower, wash basin, and WC, providing all the essentials for comfortable everyday living.

Externally, the home enjoys a well-sized rear garden, laid to lawn and complete with a patio area, perfect for outdoor seating or entertaining. Convenient off-street parking is available via a designated parking space to the side of the property, adding to the overall practicality of this delightful home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 69.4 sq. metres (746.5 sq. feet)

Measurements:

Kitchen Diner
9'4" x 15'3"

Living Room
13'6" x 12'2"

WC
2'11" x 5'2"


Bathroom
6'3" x 6'3"

Bedroom One
12'7" x 8'6"

Bedroom Two
10'4" x 6'2"

Bedroom Three
6'10" x 8'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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