

# SIGNATURE

## NORTH EAST

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📍 Patton Way, Morpeth NE61 6RZ

# Patton Way, Morpeth NE61 6RZ

**Asking Price**  
**£140,000**

Signature North East are delighted to welcome to the market this newly refurbished three bedroom semi-detached property, ideally located in Pegswood, near Morpeth. Set within a peaceful location close to green spaces, the home offers an ideal balance of tranquillity and convenience. Local amenities are just a short walk away, and Pegswood station is nearby, providing excellent transport links for commuting and easy access to surrounding towns and Newcastle City Centre.

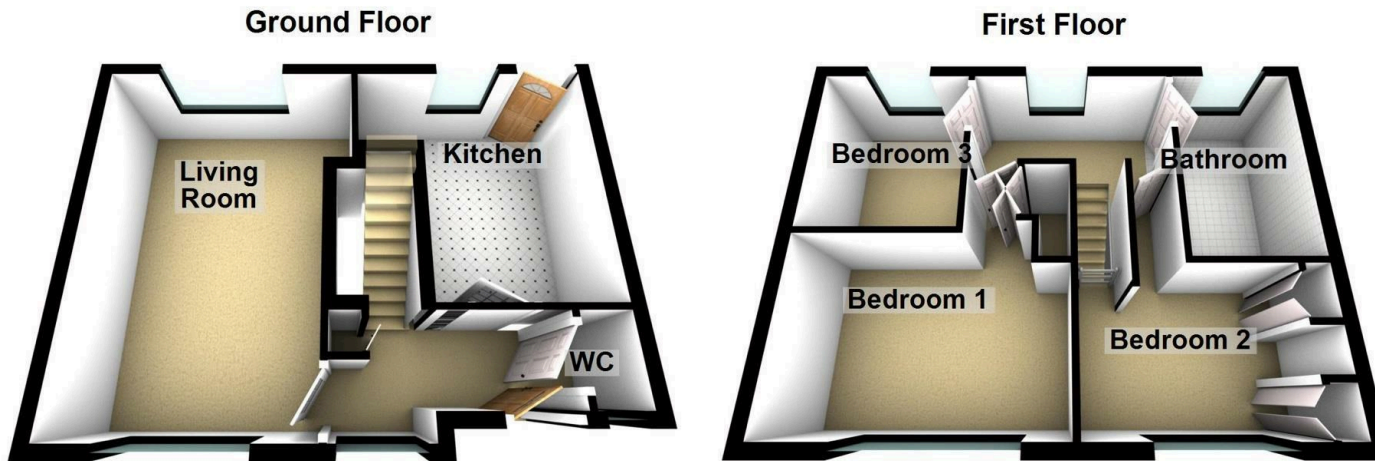
Upon entering, you are welcomed into the central hallway, which also provides access to a convenient ground floor W.C. The first step leads you into the large living room, offering ample space for your desired furnishings. A large window allows natural light to flood the room, while a bright feature wall adds a modern feel to the space. The kitchen offers a plethora of storage through wall and base units, complemented by generous countertop space. From here, you can access the rear garden.

Continuing your journey to the first floor, you will discover three bedrooms. Bedrooms one and two can comfortably accommodate a double bed along with additional furnishings, while bedroom three is well suited to a single bed and further furnishings. Completing this floor is the bathroom, featuring a shower, hand basin and W.C.

Externally, this home offers a garden mainly laid to lawn, providing an ideal space to relax or entertain. On-street parking is available at the front of the property, adding further convenience for residents and visitors alike.



# PROPERTY FLOORPLAN



Total area: approx. 73.7 sq. metres (793.7 sq. feet)

## Measurements:

Living Room  
17'8" x 6'6"

Kitchen  
11'3" x 8'3"

WC  
3'6" x 2'7"


Bedroom One  
8'9" x 12'8"

Bedroom Two  
9'9" x 6'2"

Bedroom Three  
8'9" x 7'5"

Bathroom  
9'10" x 5'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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