

SIGNATURE

NORTH EAST

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📍 Forge Estate, Morpeth NE61 3AJ

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Offers Over £295,000

Signature North East is delighted to present this charming three-bedroom semi-detached home in the picturesque village of Ulgham, just a short distance from Morpeth. Situated in a peaceful semi-rural setting, the property offers easy access to local shops, cafés, and scenic riverside walks along the River Wansbeck, while excellent transport links via the East Coast Main Line provide convenient travel to Newcastle upon Tyne.

Upon entering, you are welcomed into a hallway with a convenient ground floor W.C. The living room offers ample space and features an ornamental log burner, with double doors opening into a versatile open plan family room overlooking the garden and neighbouring fields, where local wildlife can often be seen. The kitchen/diner accommodates a dining table and is filled with natural light from sliding patio doors and skylights. It features a central island with built-in wine cooler and basin, wall and base units, sleek worktops, and integrated appliances including a double oven, hob and fridge/freezer. A utility room with sink and space for several appliances also provides further access to the rear garden and garage.

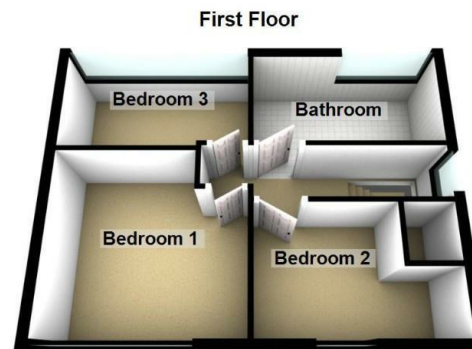
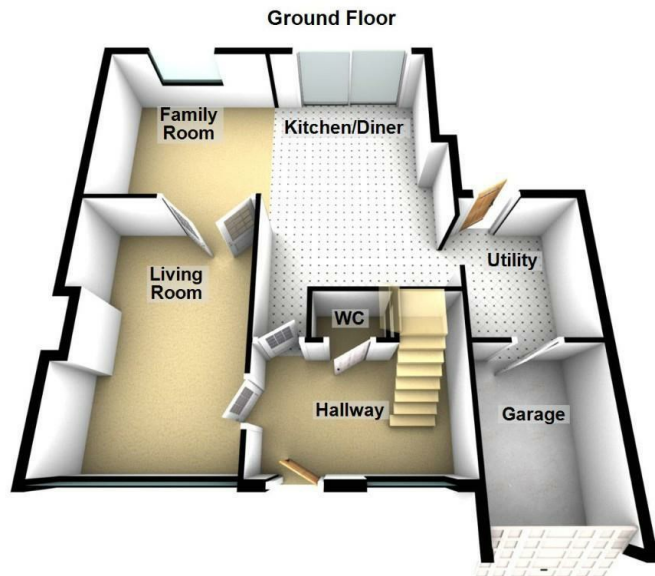
Continuing your journey upstairs, you will find three bedrooms. Bedrooms can accommodate double beds along with additional furnishings. With bedroom three offering a raised bed with storage and views over the garden and countryside. Completing this level is a modern family bathroom, fitted with a bathtub, walk-in shower, hand basin and W.C.

Externally, the home boasts a generous rear garden, mainly laid to lawn with a decking area with awning that is perfect for outdoor seating and entertaining, all while enjoying pleasant views across the open fields. To the front, the property benefits from off-street parking for two vehicles as well as a garage.



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

PROPERTY FLOORPLAN



Total area: approx. 122.8 sq. metres (1322.2 sq. feet)

Measurements:

Living Room
17'7" x 11'7"

Kitchen / Diner
22'0" x 11'8"

Utility
10'0" x 7'11"

Family Room
12'1" x 11'7"

WC
4'11" x 2'11"

Bedroom One
10'11" x 11'7"

Bedroom Two
11'7" x 7'7"

Bedroom Three
11'7" x 6'3"

Bathroom
5'10" x 11'7"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C	73	
(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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