

# SIGNATURE

## NORTH EAST

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📍 The Gables, Morpeth NE61 5QY

# The Gables, Morpeth NE61 5QY

**Offers Over £230,000**

Signature North East are delighted to welcome this four-bedroom semi-detached property to the market, ideally located on The Gables in Widdrington, Morpeth. Perfectly positioned, the home is within easy reach of a range of local amenities including shops, transport links and road networks, making it ideal for commuters. Well-regarded schooling is also nearby, making this a fantastic opportunity for families seeking their next home.

This property is vacant and benefits from no onward chain.

Upon entering through the sliding door porch, you are welcomed into a central hallway. To the front of the property is a spacious living room, offering ample room for a range of furnishings, with a charming exposed brick fireplace providing a focal point. From here, you are led into the open plan kitchen and dining area, which can comfortably accommodate a dining table alongside a generous breakfast bar for more casual dining. The kitchen boasts an array of attractive wall and base units, complemented by plentiful worktop space, and provides access to a separate utility room. Sliding doors open into a bright conservatory, an ideal space to relax whilst enjoying views across the garden, with elegant French doors leading outside.

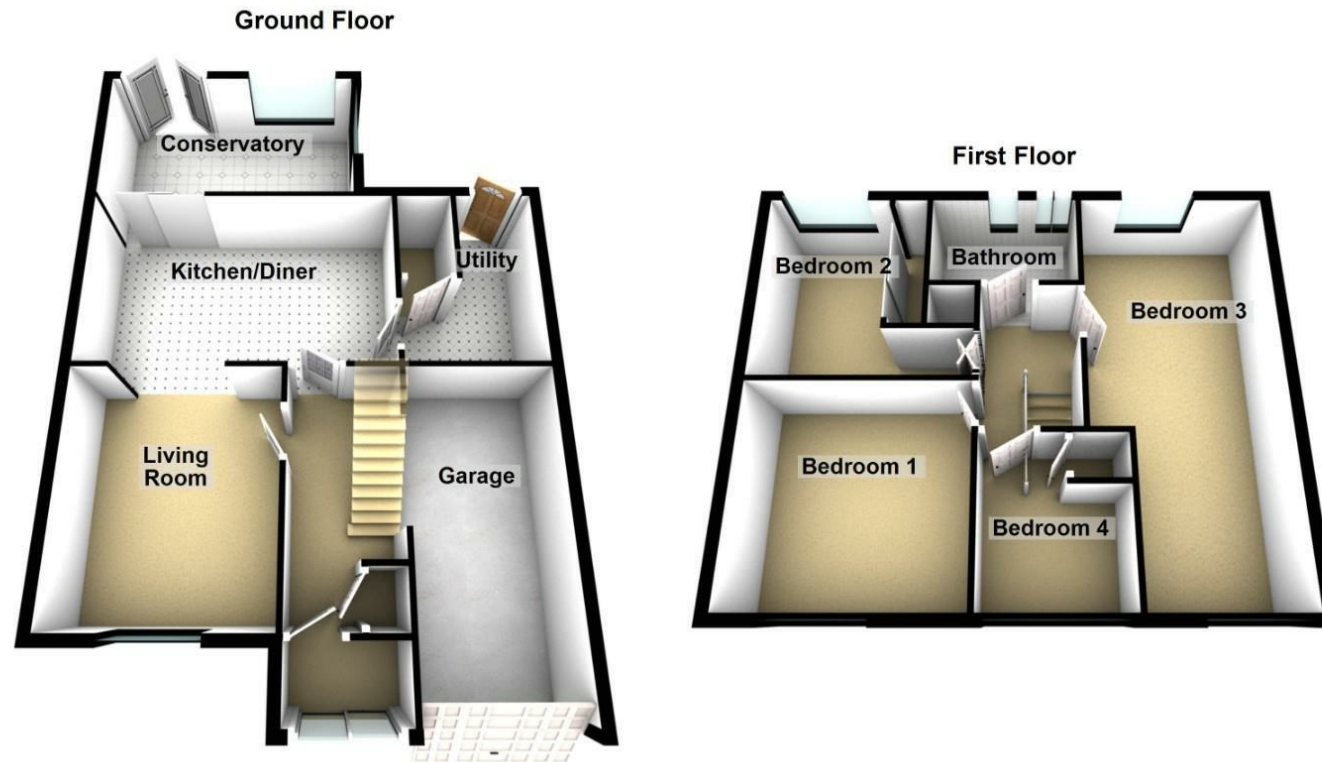
To the first floor, the property offers four bedrooms. Bedrooms one, two and three are all capable of accommodating double beds along with additional furnishings, with bedroom two benefitting from fitted sliding wardrobes. Bedroom four is ideal as a single room or home office and includes a built-in storage cupboard. Completing this floor is the family bathroom, fitted with a bathtub, shower, hand basin and W.C.

Externally, the home benefits from a generous rear garden, mainly laid to lawn with a spacious patio area, perfect for outdoor seating and entertaining. To the front, there is a driveway providing off-street parking for one vehicle, along with access to a garage.



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

# PROPERTY FLOORPLAN



Total area: approx. 138.6 sq. metres (1492.1 sq. feet)

## Measurements:

Living Room  
13'6" x 11'6"

Kitchen / Diner  
10'9" x 17'10"

Utility  
10'9" x 8'0"

Conservatory  
8'10" x 16'2"

Bedroom One  
11'5" x 11'10"


Bedroom Two  
10'10" x 8'8"

Bedroom Three  
22'8" x 10'4"

Bedroom Four  
8'8" x 7'7"

Bathroom  
5'2" x 8'8"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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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