

# SIGNATURE

## NORTH EAST

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📍 Queen Street, Morpeth NE61 5XF

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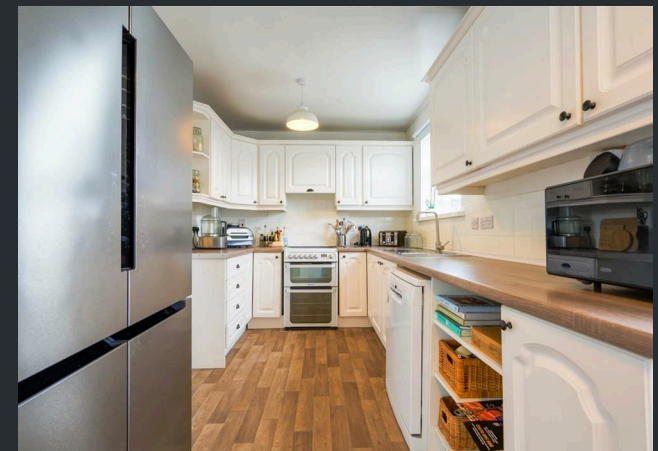
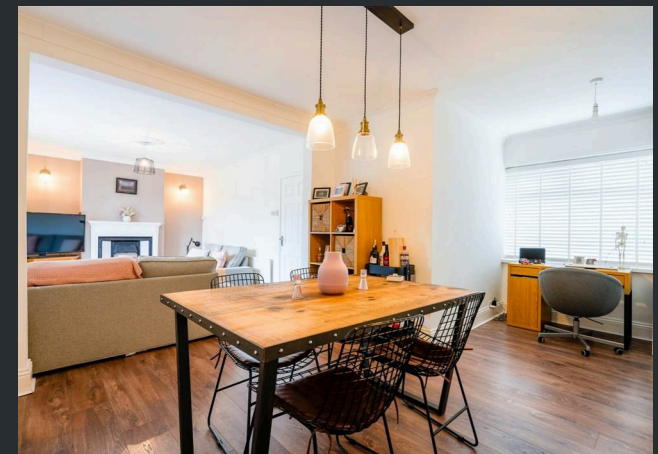
**Asking Price**  
**£185,000**

Signature North East are delighted to welcome this three-bedroom semi-detached home to the market, ideally located in Lynemouth. Situated close to the beautiful Northumberland coastline, the property enjoys access to scenic coastal walks and a peaceful village setting. A range of local amenities are nearby, while Newbiggin-by-the-Sea offers a charming seaside atmosphere with shops, cafés and a promenade. Ashington is also just a short drive away, providing further retail, leisure facilities and transport links, making this an excellent location for a variety of buyers.

Upon entering, you are welcomed into a central hallway with access to a convenient ground floor W.C. The spacious living room offers ample room for furnishings and features a charming central fireplace, with sliding doors leading out to the rear garden. The living room opens into a dining area, comfortably accommodating a large dining table, ideal for entertaining. The dining space leads through to the kitchen, fitted with a range of base and wall units, generous worktop space, and access to the rear garden.

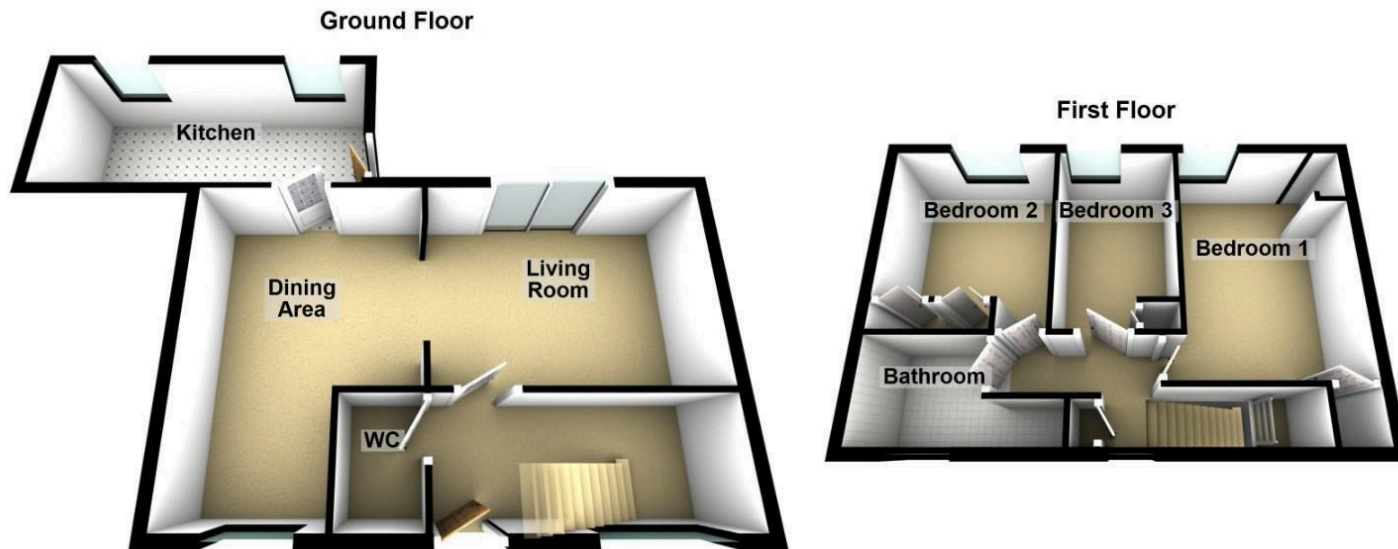
To the first floor are three well-proportioned bedrooms. Bedrooms one and two can easily accommodate double beds and additional furnishings, with bedroom two benefiting from built-in wardrobes. Bedroom three is suitable for a single bed and further furnishings, making it ideal as a nursery or home office. The bathroom completes the floor, featuring a bathtub with overhead shower, hand basin and W.C.

Externally, the property benefits from a large rear garden, mainly laid to lawn with additional patio and gravelled areas, perfect for outdoor seating. To the front, there is off-street parking and a garage, providing added convenience and storage.



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

# PROPERTY FLOORPLAN



Total area: approx. 95.7 sq. metres (1029.9 sq. feet)

## Measurements:

Living Room  
10'6" x 14'2"

Kitchen  
7'11" x 17'11"

Dining Area  
16'9" x 11'9"

W.C  
3'10" x 5'10"


Bedroom One  
13'6" x 10'7"

Bedroom Two  
10'11" x 9'8"

Bedroom Three  
10'8" x 6'8"

Bathroom  
5'6" x 10'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</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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