


SIGNATURE

NORTH EAST

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 Hebron Avenue, Morpeth NE61 6RJ

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Offers Over £95,000

Signature North East are delighted to welcome this three-bedroom semi-detached house to the market, ideally located in Pegswood, Morpeth. Pegswood offers a blend of village charm, affordability, and benefits from strong transport links, including access to the A197 and its own railway station with direct routes to Newcastle. A range of local amenities are available, including a convenience store, primary school, doctors' surgery and nearby green spaces. Morpeth is just a short drive away, offering a wider selection of shops, restaurants, and leisure facilities. Please note, the property is of non-standard construction.

Upon entering the property, you are welcomed into a hallway which leads into the living room and kitchen area. The main living room spans the full depth of the property, benefitting from dual windows and offers ample room for a range of furnishings. The open plan kitchen, accessed from the hallway, features wall and base units alongside integrated appliances including an oven and hob. The kitchen also provides access to the conservatory and convenient downstairs WC.

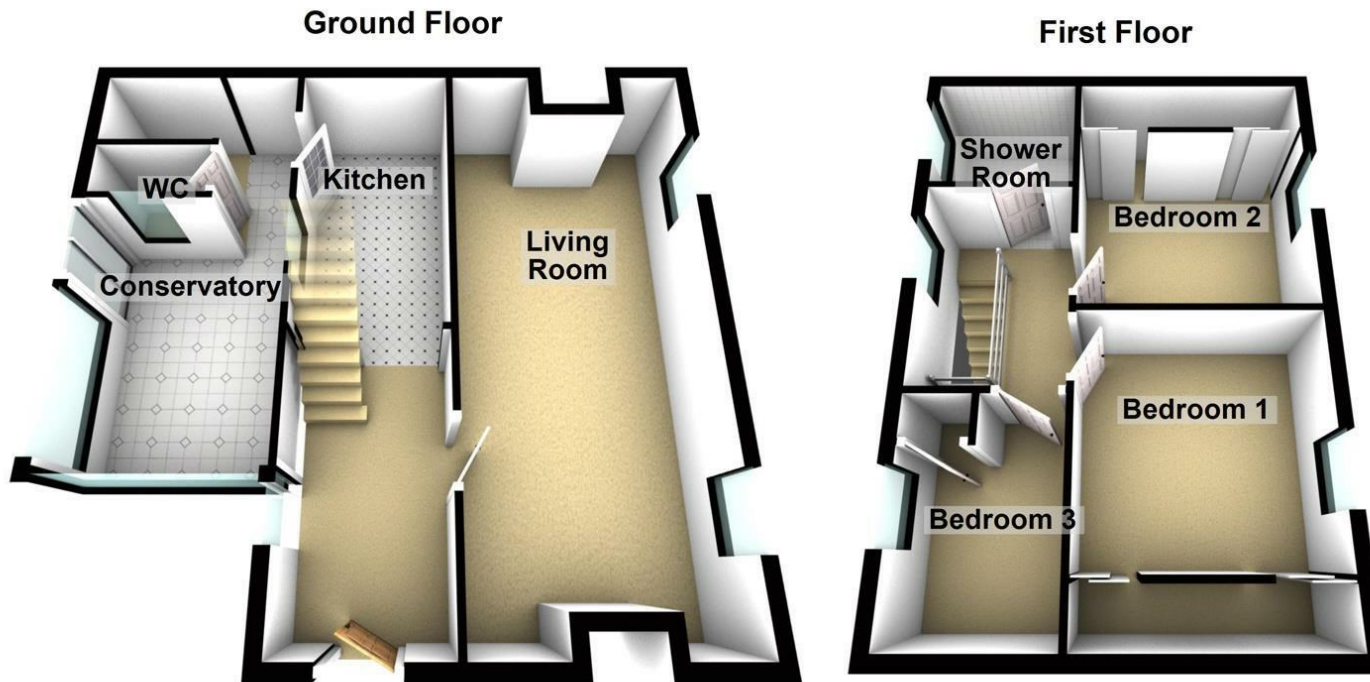
To the first floor, the property comprises three double bedrooms, each offering space for additional furnishings. Bedrooms one and two benefit from built-in wardrobes, providing excellent storage solutions. The family shower room features a walk-in shower, hand basin, and WC.

Externally, the property offers a driveway to the front, providing off-street parking. To the rear, there is a garden which includes a large lawned area, ideal for outdoor relaxation, entertaining, or family use.



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

PROPERTY FLOORPLAN



Total area: approx. 102.6 sq. metres (1104.3 sq. feet)

Measurements:

Living Room
25'1" x 10'10"

Kitchen
12'11" x 6'9"

Conservatory
9'1" x 12'1"

WC
2'6" x 5'4"


Shower Room
6'9" x 6'0"

Bedroom One
11'1" x 10'10"

Bedroom Two
10'10" x 9'3"

Bedroom Three
10'5" x 6'9"

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 59 | |
| (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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