

SIGNATURE

NORTH EAST

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📍 Third Avenue, Morpeth NE61 2HZ

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Asking Price
£120,000

Signature North East are delighted to welcome to the market this well-presented two bedroom end-terraced home, ideally positioned on Third Avenue, just a short distance from Morpeth town centre. The property enjoys a superb location with an excellent range of amenities close by, including a variety of shops, leisure facilities, the local bus station and highly regarded schools, all within walking distance. Morpeth Railway Station is also easily accessible on foot, providing direct and convenient links to Newcastle city centre and destinations further afield, while excellent road connections nearby ensure easy travel throughout the region.

Upon entering the property, you are welcomed into the living room, offering ample space for a range of desired furnishings. The kitchen provides plenty of storage via wall and base units, complemented by ample countertop space and benefits from an integrated oven and hob. From here, there is access to a useful utility room which in turn leads out to the rear garden.

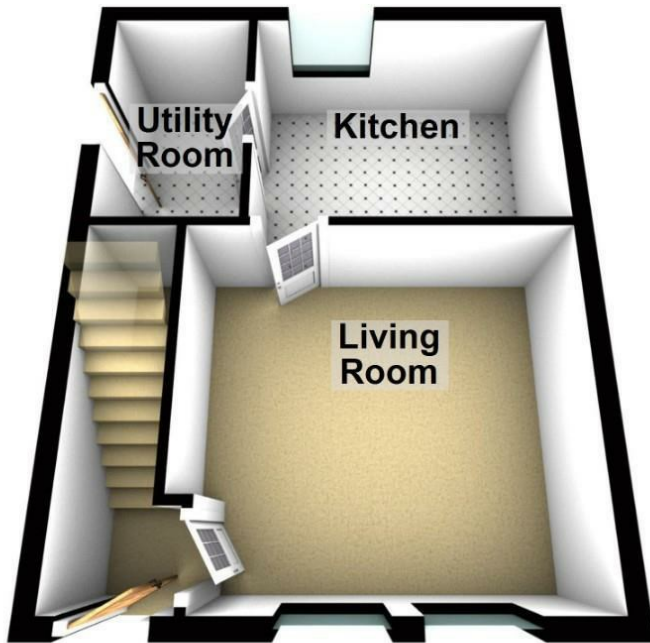
To the first floor, the property offers two bedrooms, both of which can accommodate a double bed along with additional furnishings. Bedroom one further benefits from a large built-in storage cupboard. Completing this floor is the bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, the property enjoys a generous rear garden which is predominantly laid to lawn with a patio area. To the front, there is an additional garden space. The property also benefits from on-street parking available for residents.

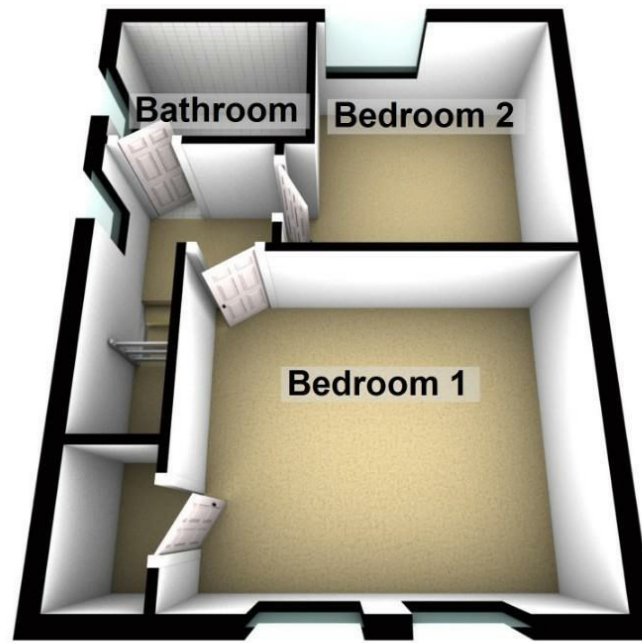


PROPERTY FLOORPLAN

Ground Floor



First Floor



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
12'11" x 11'11"

Kitchen
10'11" x 8'4"


Utility Room
8'4" x 4'11"

Bedroom One
13'1" x 11'0"

Bedroom Two
9'11" x 9'4"

Bathroom
7'1" x 5'0"

Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |





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