SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

*Exceeding Expectations*




FOR SALE

# Green Lane

MORPETH, NE61 2HD

ASKING PRICE

**£225,000**

3 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

# Green Lane

ASKING PRICE £225,000 · FREEHOLD

Signature North East are delighted to welcome to the market this two-bedroom semi-detached bungalow, ideally situated on Green Lane, a popular residential area of Morpeth. The property enjoys a convenient location, with Morpeth town centre easily accessible and offering a range of shops, cafés, restaurants and everyday amenities. Morpeth Stobhillgate First School is also within easy reach, while Morpeth Railway Station is approximately half a mile away, providing excellent transport links towards Newcastle and beyond. The surrounding area also offers a choice of parks, riverside walks and green spaces.

Upon entering through the porch, you are welcomed into the central hallway, providing access to the main living spaces. The living room offers ample space for a range of furnishings and benefits from a large window, creating a bright and welcoming environment. Across the hallway is an additional reception room positioned at the front of the property. The kitchen provides ample wall and base units, complemented by generous countertop space, with access through to the rear utility room. The utility room connects to the conservatory, which enjoys views across the rear garden.

Continuing through the property, there are two bedrooms, with the first bedroom located upstairs and featuring a pitched ceiling, allowing ample space for furnishings. Bedroom two is situated on the ground floor and can comfortably accommodate a double bed with additional furnishings. Also located on the ground floor is the bathroom, fitted with a shower, WC and hand basin.

Externally, the property benefits from both front and rear gardens. The rear garden is mainly laid to lawn and features a generous patio area, providing an ideal space for outdoor furniture and entertaining. To the front, there is off-street parking via a private driveway, which also provides access to the garage.





## KEY FEATURES

- Two-bedroom semi-detached bungalow in a popular residential area of Morpeth
- Living room & additional front reception room
- Fitted kitchen with separate utility room & conservatory overlooking the rear garden
- Two bedrooms, including a first-floor bedroom with pitched ceiling
- Generous rear garden with lawn & patio area
- Private driveway providing off-street parking & access to the garage, with Morpeth town centre & railway station nearby

- Council Tax Band C
- EPC Rating C









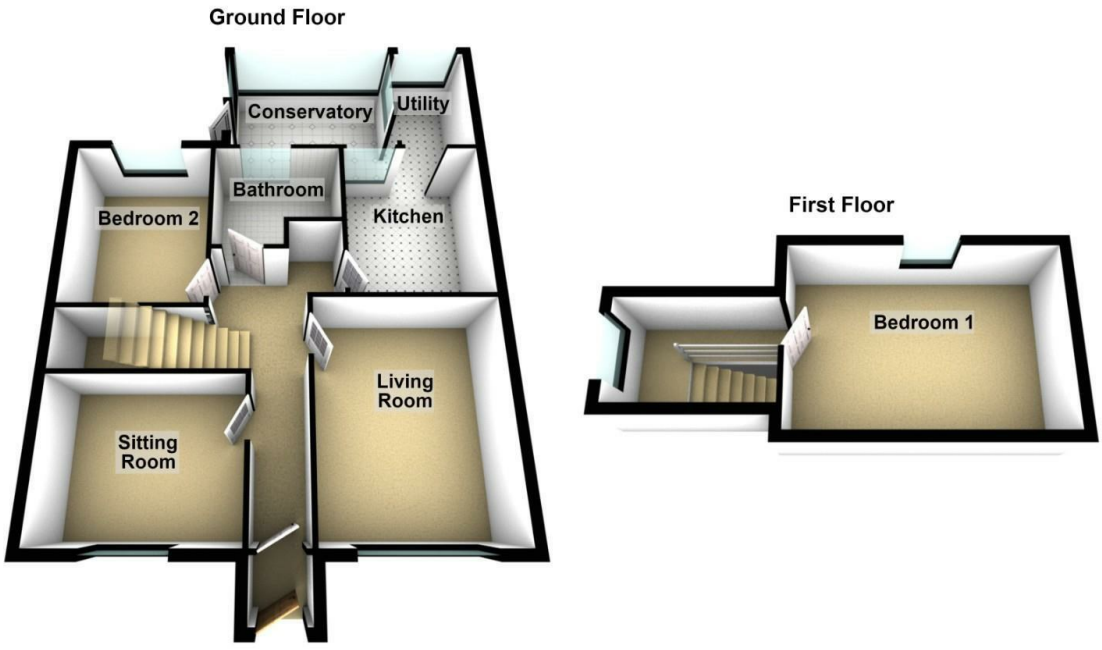


ACCOMMODATION

# Room Dimensions

| | |
|---|---|
| Living Room | 4.3 x 3.4 (14'1" x 11'1") |
| Sitting Room | 2.7 x 3.5 (8'10" x 11'5") |
| Kitchen | 3.2 x 2.7 (10'5" x 8'10") |
| Utility | 2.40 x 1.50 (7'10" x 4'11") |
| Conservatory | 2.40 x 3.40 (7'10" x 11'1") |
| Bedroom One | 3.2 x 4.7 (10'5" x 15'5") |
| Bedroom Two | 3.2 x 2.7 (10'5" x 8'10") |
| Bathroom | 2.2 x 2.5 (7'2" x 8'2") |

FLOOR PLAN




Total area: approx. 94.4 sq. metres (1016.0 sq. feet)

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