

SIGNATURE

NORTH EAST

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📍 Shadfen Crescent, Morpeth NE61 6SD

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Asking Price
£130,000

Signature North East are delighted to welcome to the market this two-bedroom semi-detached property, ideally positioned on Shadfen Crescent, Pegswood, Morpeth. The property enjoys a convenient location just a short distance from Morpeth town centre, with Pegswood offering a range of local amenities for everyday needs. Excellent transport links are also close by, including Pegswood railway station and easy access to the A1, making this an ideal choice for commuters. Morpeth itself offers a fantastic selection of shops, cafés, restaurants, leisure facilities and green spaces, whilst the surrounding Northumberland countryside provides excellent opportunities for walking and outdoor pursuits. Newcastle and the Northumberland coastline are also within easy reach.

Upon entering the porch, you are welcomed into the central hallway, providing access to the principal living spaces. The living room offers ample space for a range of furnishings and benefits from a feature fireplace. The kitchen is fitted with a range of attractive wall and base units, complemented by generous countertop space and integrated hob and oven. There is also sufficient space for a dining table. From the kitchen, you can access the conservatory, which enjoys views over the rear garden and provides direct access outside.

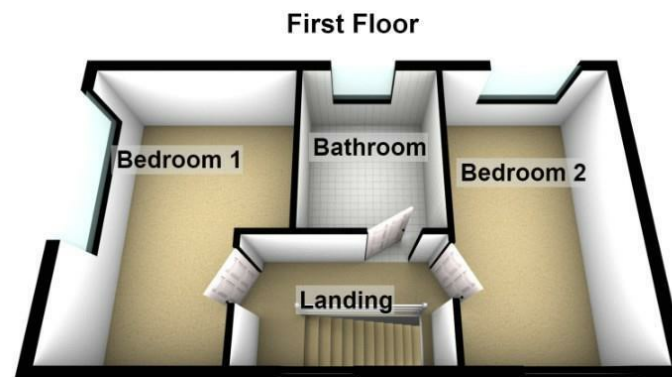
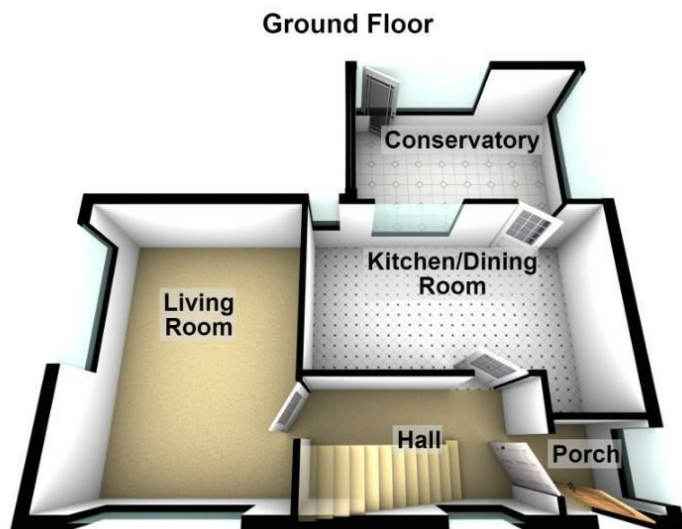
Continuing to the first floor, you will find two sizable bedrooms, both of which offer ample space to comfortably accommodate a double bed alongside additional furnishings. Completing the first floor is the family bathroom, fitted with a bathtub with overhead shower, wash hand basin and WC.

Externally, the property benefits from a generous rear garden, predominantly laid to lawn with patio areas. Further benefits include a single garage, providing useful additional storage and parking.



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

PROPERTY FLOORPLAN



Total area: approx. 87.2 sq. metres (938.1 sq. feet)

Measurements:

Living Room
15'1" x 11'1"

Kitchen
10'9" x 15'8"

Conservatory
8'10" x 13'1"

Bedroom One
15'1" x 10'5"

Bedroom Two
15'1" x 8'9"

Bathroom
8'10" x 6'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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