



### 3 bed town house to buy in NE61

Woodside Way, Ellington, Morpeth,  
Northumberland, NE61 5DE

# £190,000

 x 3  x 3  x 1

Tenure

**Freehold**

### Property features

- ✓ Three Double Bedrooms
- ✓ Driveway
- ✓ Enclosed Garden
- ✓ EPC Rating B

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Amanda Coleman  
Senior Manager  
Morpeth

01670 568099  
morpeth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated in the charming village of Ellington, this three-bedroom, mid-terraced townhouse offers access to a range of local amenities, including convenience stores, an OFSTED-approved first school, and a traditional country pub.

Accessible via a local bus route, Morpeth is a nearby market town offering a wider range of shops, restaurants, pubs, leisure facilities and schools, as well as a mainline train station with services running to London and Edinburgh.

The beautiful Cresswell beach is just a mile away from the property providing a lovely day out as well as beautiful coastal walks, or slightly further afield is the Druridge Bay country park with both lakeside and coastal walks.

The ground floor features a generous kitchen-diner, a bright living room with bi-fold doors opening onto the rear garden, and a convenient downstairs WC. On the first floor, you'll find two well-proportioned double bedrooms and a contemporary family bathroom. The second floor is dedicated to a luxurious master suite, complete with a private dressing room and stylish en-suite bathroom. Externally, the property boasts a block-paved driveway to the front, providing ample off-road parking. To the rear, the south-facing garden is designed for low maintenance, with a grassed and a patio area—perfect for al fresco dining and outdoor entertaining.

For more information or to book a viewing, please call the Morpeth office.

Council Tax Band: C

Tenure: Freehold

Price: £190,000

Property Type: Town House

USPs: Garden

Parking: Driveway

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Kitchen

4.22m x 3.07m (13'10" x 10'0")

Fitted with a range of wall and base units with complementary work tops, laminate flooring, an electric oven, gas hob and extractor fan over, an integrated fridge freezer, dishwasher and washing machine, as well as a large double glazed window to the front of the property, providing ample natural light.



## Living Room

4.48m x 3.70m (14'8" x 12'1")

A spacious room filled with natural light from the bi-fold doors to the garden, carpeted flooring and central heating radiators.



## WC

1.37m x 1.11m (4'5" x 3'7")

Fitted suite comprising of a WC, hand wash basin and central heating radiator.



## Bedroom One

4.47m x 4.31m (14'7" x 14'1")

Located on the second floor, a large double bedroom with carpeted flooring, a large double glazed window and central heating radiators.



## En-suite

2.20m x 1.90m (7'2" x 6'2")

Fitted suite comprising of a WC, hand wash basin and walk in shower, as well as a velux window, heated towel rail and tiled walls and floor.



## Dressing Room

2.18m x 1.90m (7'1" x 6'2")

To the master bedroom, dressing room with cupboard, carpeted flooring and velux window.



## Bedroom Two

4.48m x 2.77m (14'8" x 9'1")

Double bedroom with carpeted flooring, a double glazed window to rear elevation and a central heating radiator.



## Bedroom Three

3.12m x 2.41m (10'2" x 7'10")

Double bedroom with carpeted flooring, double glazed window to front elevation and a central heating radiator.



## Bathroom

2.39m x 1.74m (7'10" x 5'8")

Fitted suite comprising of wc, hand wash basin, bath with shower over and extractor fan, as well as tiled walls and flooring, spotlights and a heated towel rail.

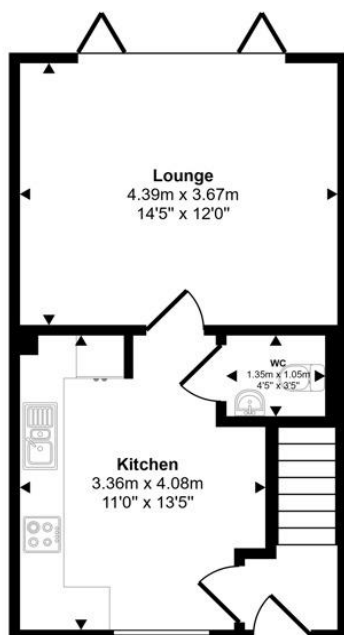


## External

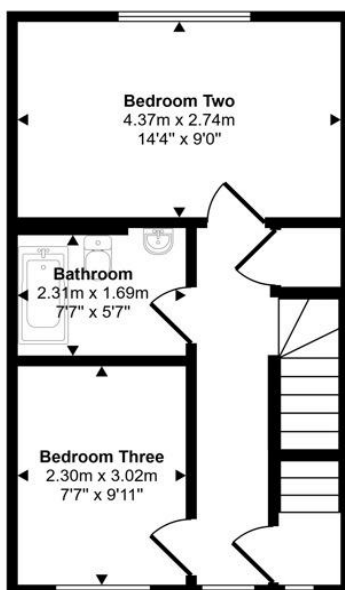
To the front of the property is a driveway, to the rear is a south facing garden laid with artificial grass and patio, ideal for al fresco dining or entertaining.



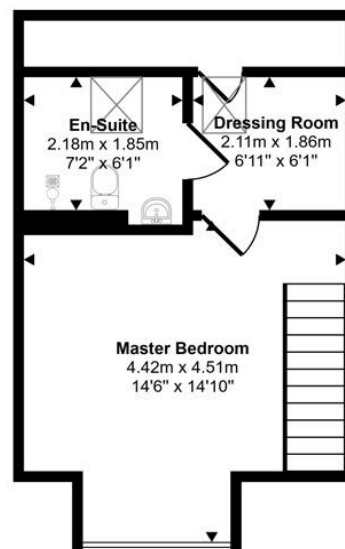
Approx Gross Internal Area  
99 sq m / 1068 sq ft



Ground Floor  
Approx 35 sq m / 372 sq ft



First Floor  
Approx 35 sq m / 374 sq ft



Second Floor  
Approx 30 sq m / 322 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         | 97                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (69-80) <b>C</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 |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Woodside Way, Ellington, Morpeth, Northumberland, NE61 5DE

Contact your local branch today for more information on this property:

**13 Newgate Street, Morpeth, Northumberland, Tyne & Wear, NE61 1AL, Tel: 01670 568099, Fax: 01670 516613, morpeth@pattinson.co.uk, www.pattinson.co.uk**

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