



To buy

### 3 bed semi-detached house to buy in NE61

Cedar Court, Widdrington, Morpeth, Northumberland, NE61 5PR

# £185,000

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ Semi-Detached House
- ✓ Driveway
- ✓ Garden to Front and Rear
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

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

## Arrange a viewing

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Morpeth

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Located on Cedar Court in Widdrington, this three-bedroom semi-detached property offers a semi-rural lifestyle while being conveniently located in walking distance of local amenities.

Widdrington offers convenience stores, takeaways, salons and a first school, as well as regular bus services running to nearby towns and villages, such as Morpeth where there are a wider range of supermarkets, leisure facilities, restaurants and bars.

The beautiful Druridge Bay country park is a short drive away from the property, with both coastal and lakeside walks, a play park and cafe, it is a lovely day out for all ages.

The property itself briefly comprises; Entrance hallway, kitchen-diner, living room and WC to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a small garden to the front, and to the rear is a driveway and rear garden laid with patio for easy maintenance.

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

Council Tax Band: C

Tenure: Freehold

Price: £185,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Kitchen

Fitted with a range of wall and base units, integrated oven, gas hob, microwave and fridge, stainless steel sink with drainer and mixer tap, large double glazed window to rear elevation and a central heating radiator.



## Lounge

Spacious lounge with engineered wood flooring, central heating radiator and two double glazed windows.



## WC

With WC, hand wash basin, central heating radiator and extractor fan.



## Bedroom One

Spacious double bedroom with fitted wardrobes, carpeted flooring, a double glazed window and central heating radiator.



## Bedroom Two

With carpeted flooring, a central heating radiator and a double glazed window to front elevation.



## Bedroom Three

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



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## Bathroom

Fitted suite comprising of WC, hand wash basin, and shower cubicle, with tiled walls and flooring.



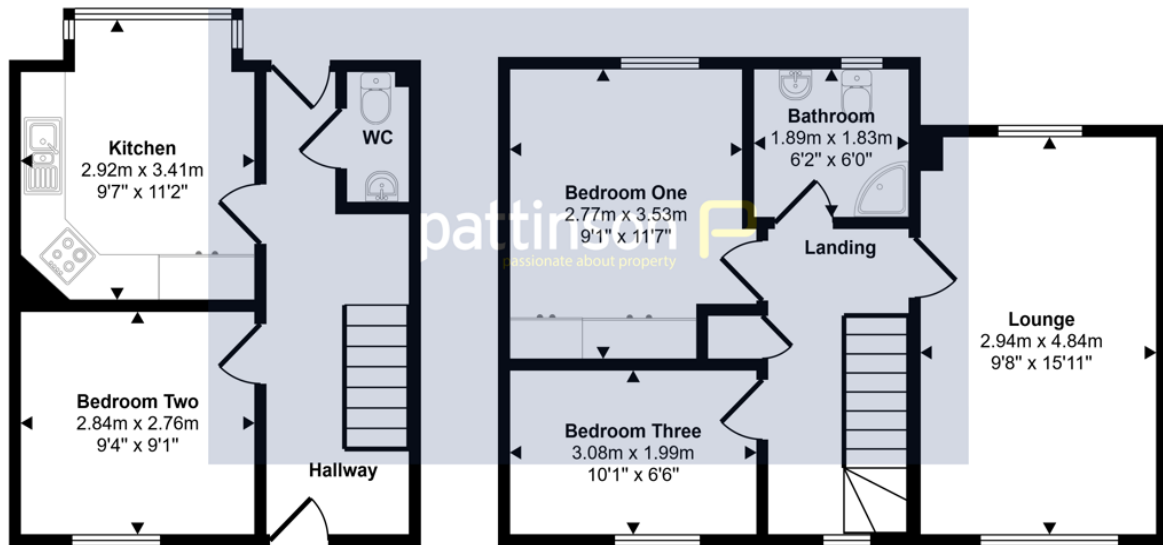
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## External

To the front of the property is an enclosed front garden, to the rear is an enclosed rear garden laid with patio, as well as a garage and driveway.



Approx Gross Internal Area  
71 sq m / 767 sq ft



Ground Floor  
Approx 28 sq m / 306 sq ft

First Floor  
Approx 43 sq m / 460 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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