



### 3 bed terraced house to buy in

Edward Street, Morpeth, Northumberland,  
NE61 1UR

# £170,000

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ Central Morpeth
- ✓ On Street Parking
- ✓ Front and Rear Yard
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ 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

This three-bedroom terraced property is ideally situated in central Morpeth within walking distance from a range of amenities.

Morpeth is a historic market town offering a wide variety of shops, supermarkets, cafés, restaurants, and leisure facilities, along with highly regarded OFSTED-approved schools for all ages. The River Wansbeck runs through the town, providing beautiful riverside walks, while Carlisle Park offers attractions for all ages, including a play park, rowing boats, and bowling greens.

The mainline train station is a short walk from the property with services running as far as London and Edinburgh, ideal for those who need to commute.

The property itself briefly comprises of a spacious, open plan lounge-diner and a kitchen to the ground floor. To the first floor are two double bedrooms and a single bedroom as well as a family bathroom. Externally, the property benefits from both a front and rear yard, as well as on street parking.

Due to the location of the property and the potential it offers to a buyer, we expect a high level of interest and advise early viewing.

Council Tax Band: B

Tenure: Freehold

Price: £170,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

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

## Living Room

Spacious lounge with carpeted flooring, a large double glazed window to front elevation and a central heating radiator.



## Dining Room

With carpeted flooring, double glazed French doors to rear elevation and a central heating radiator.



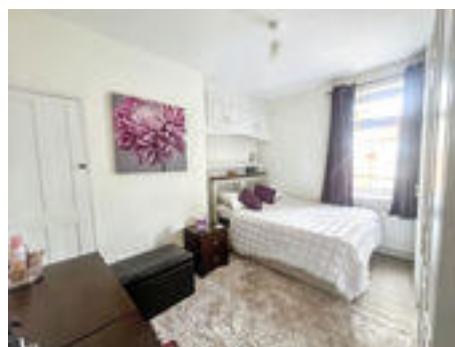
## Kitchen

Fitted with a range of wall and base units, electric oven and gas hob with extractor over, stainless steel sink with mixer tap and a double glazed window to rear elevation.



## Bedroom One

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



## Bedroom Two

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



## Bedroom Three

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



---

## Bathroom

Fitted suite comprising of WC, hand wash basin, walk in shower, tiled walls and flooring and a double glazed window to rear elevation.



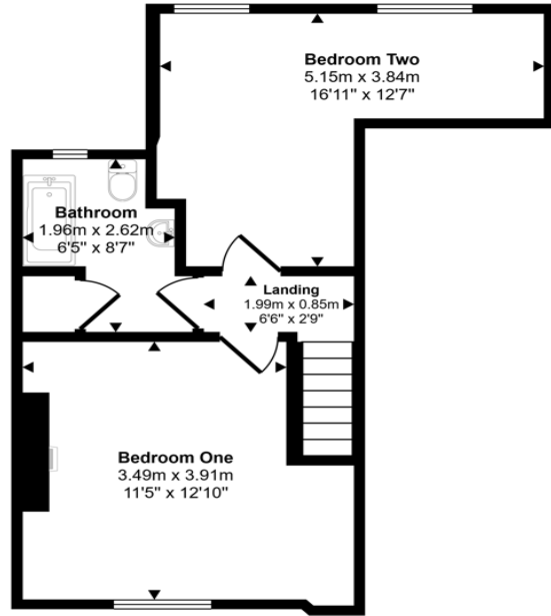
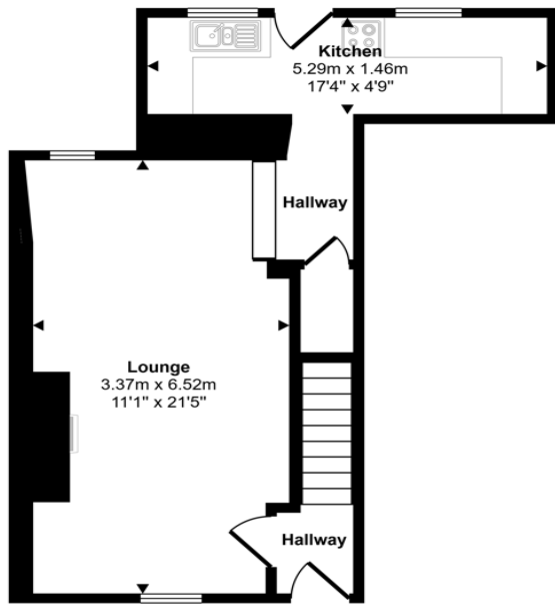
---

## External

The property benefits from both front and rear enclosed yards, for easily maintained outdoor space, ideal for al fresco dining. On street parking is available to the rear of the property.



Approx Gross Internal Area  
78 sq m / 837 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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	

Edward Street, Morpeth, Northumberland, NE61 1UR

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

