



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

Preston Square, Collingwood Manor,  
Morpeth, Northumberland, NE61 2FD

# £199,950

 x3  x2  x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ Semi-Detached
- ✓ Driveway & Garage
- ✓ Garden
- ✓ EPC Rating B

Driveway & Garage 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

This three-bedroom semi-detached property is located on the desirable Collingwood Manor estate in Morpeth.

The property benefits from a range of amenities within close proximity, including a convenience store, bakery and an Ofsted-approved first school. Morpeth town centre is also easily accessible and offers a wider selection of amenities, including supermarkets, restaurants, cafés and leisure facilities, together with further schools catering for all age groups.

The property is conveniently situated just off the A1 trunk road, providing excellent road connections to both the north and south. Morpeth mainline railway station is also nearby, offering regular services to Newcastle, as well as direct connections to London and Edinburgh, making the property well suited to those who commute.

The property itself comprises an entrance hallway, spacious lounge, open-plan kitchen/diner and WC to the ground floor. To the first floor, there are two double bedrooms and a single bedroom, with the principal bedroom benefiting from an en-suite, in addition to a family bathroom.

Externally, the property benefits from a private driveway and garage, together with an enclosed rear garden featuring both patio and lawn areas. The garden provides an ideal space for outdoor entertaining and relaxation.

Please note, this is a section 106 property, for more information on this or to book a viewing please call the Morpeth office.

Council Tax Band: C

Tenure: Freehold

Price: £199,950

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

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: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Living Room

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



## Kitchen

Fitted with a range of wall and base units, complementary work surfaces, integrated electric oven and gas hob with extractor over, stainless steel sink with mixer tap and drainer and a fridge-freezer. With laminate wooden flooring and a double glazed window to rear elevation.



## Dining Room

With laminate wooden flooring, French doors to the rear garden and a central heating radiator.



## Bedroom One

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



## En-Suite

Fitted suite comprising WC, hand wash basin, shower cubicle, tiled flooring and walls and a central heating radiator.



## Bedroom Two

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



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## Bedroom Three

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



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## Bathroom

Fitted suite comprising hand wash basin, WC and panelled bath, tiled flooring, partially tiled walls, a central heating radiator and a double glazed window to front elevation.



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## External

To the front of the property is a driveway and garage, to the rear is an enclosed garden laid with lawn and patio, perfect for al fresco dining or outdoor entertaining.





| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         | 95                                                                                                            |
| (81-91) <b>B</b>                            | 83      |                                                                                                               |
| (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  |

Preston Square, Collingwood Manor, Morpeth, Northumberland, NE61 2FD

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](mailto:morpeth@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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