



Warkworth Drive Pegswood

- Two bedrooms
- Conservatory
- Allocated parking bay
- Enclosed rear garden



Offers In the Region Of £ 110,000

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Warkworth Drive

Pegswood

This two bedroomed semi detached home sits on a very popular development on Warkworth Drive, Pegswood. Pegswood village has access to local amenities on your doorstep, which includes a doctor's surgery, local Co-op and easy access to Morpeth Town Centre, whilst fantastic for those who regularly commute.

The property briefly comprises:- Entrance which leads straight into a bright and airy lounge. The lounge has been carpeted throughout and decorated in a neutral colour. The kitchen has been fitted with a range of wall and base units, offering plenty of storage and leads through the conservatory and into the enclosed rear garden. To the upper floor you have one double and one single bedroom plus the family bathroom which has been fitted with W.C., hand basin, bath and shower over bath. The loft has also been boarded for additional storage with lighting and a retractable ladder.

Externally, you have an allocated parking bay, large garden to the front and an enclosed, low maintenance rear garden, ideal for outside entertaining.

Measurements:-

Lounge	14.00 x 11.07	(4.27m x 3.53m)
Kitchen	11.07 x 8.01	(3.53m x 2.46m)
Bedroom One	11.07 x 9.09	(3.53m x 2.97m)
Bedroom Two	10.06 x 6.05	(3.20m x 1.96m)

(Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.)

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band:- A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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