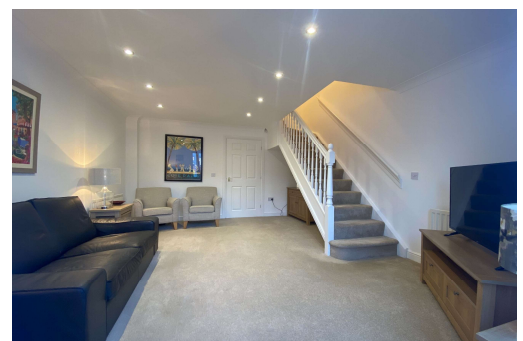




Hawthorn Road Widdrington

- Two bedroomed house
- Lovely starter home
- Allocated parking bay
- Low maintenance rear garden

Offers In Excess of £100,000



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Hawthorn Road

Widdrington

Finished to a high standard, this beautifully presented two bedroomed family home has just become available on Hawthorn Road, Widdrington. The property itself offers spacious bright and airy rooms, finished with modern décor throughout and a fantastic enclosed garden to the rear. Widdrington itself is a small and quiet village with local amenities on your doorstep to include a local Co-op, pub/restaurant, doctor's surgery and petrol station. Excellent for those who need to commute with the A1 just under three miles away plus you have the hustle and bustle of Morpeth town centre around a 15-minute drive where you will find an array of local delights to choose from and a local train station.

The property briefly comprises:- Entrance hallway, cloaks/W.C., spacious well-presented lounge which has been carpeted throughout and leads straight through to a large conservatory with beautiful views over the rear garden. The kitchen has been fitted with modern wall and base units and appliances to include a four-ring gas hob, electric oven and extractor fan.

To the upper floor, you have two good sized double bedrooms, both of which have been carpeted throughout and finished with modern decor. The family bathroom is fitted with W.C, hand basin, bath and shower over bath.

Externally, the property has one allocated parking bay directly outside the front of the property as well as a gorgeous enclosed rear garden which is low maintenance and comes fitted with artificial grass and patio area. The garden is ideal for those who enjoy outdoor living.

This is a fantastic opportunity to purchase a lovely starter home at a superb price.

Lounge	14.11 x 12.10	(4.55m x 3.91m)
Kitchen	8.00 x 6.00	(2.44m x 1.83m)
Conservatory	10.07 x 9.09	(3.22m x 2.97m)
Bedroom One	12.11 x 8.00	(3.94m x 2.44m) At biggest points
Bedroom Two	12.11 x 8.05	(3.94m x 2.57m) At biggest points

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

EPC Rating: C

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

M00007807/AB/SS/8.11.23/V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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