



## Linton Burn Park Widdrington

- Three bed roomed detached house
- Quiet cul-de-sac location
- Open plan living room/diner
- Garage and large driveway
- Enclosed rear garden with patio area

**Offers In Excess Of £ 185,000**



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# Linton Burn Park

## Widdrington

Tucked away, on a quiet cul-de-sac development, sits this superbly spacious three bedroomed family home, on Linton Burn Park, Widdrington. This is one of only a few of the large style homes that were built, meaning internally you have a large square footage, ideal for those growing families. Widdrington itself is a small and quiet village with local amenities on your doorstep to include a petrol station, local first school, doctor's surgery and a co-op. Morpeth town centre is also just a short 15-minute drive away where you have an array of local bars restaurants and shopping delights to choose from.

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive open plan living room/diner which allows floods of natural light and leads straight through into a rear conservatory with views over the rear garden. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage, whilst also being able to add in an additional dining space for table and chairs.

To the upper floor of the accommodation, you have three good sized bedrooms, two large doubles, both of which have been carpeted throughout and come with fitted mirrored wardrobes, whilst the master bedroom has its own en-suite shower room and a third bedroom which could be used as a office or bedroom to suit. The family bathroom has been finished with W.C., hand basin, shower cubicle and free-standing bath tub.

Externally to the side and front of the property, you have a generous sized driveway which can accommodate at least four cars and a garage, whilst to the rear you have an enclosed level grassed garden with patio and outdoor BBQ area, ideal for those who enjoy outdoor living.

A must view, to appreciate the space on offer.

Lounge/Diner	22.06 x 13.10	(6.86m x 4.22m) At biggest points
Kitchen	11.09 x 9.06	(3.58m x 2.90m)
Bedroom One	10.09 x 10.03	(3.28m x 3.12m)
Bedroom Two	13.03 x 12.06	(4.04m x 3.81m) At its biggest points
Bedroom Three	12.06 x 9.06	(3.81m x 2.90m) At its 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: D

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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