



Ferneybeds Estate Widdrington

- Two bedrooms
- Semi detached bungalow
- Finished to a high standard
- Quiet location
- Gardens to front and rear

Offers In Excess Of £ 195,000



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Ferneybeds Estate

Widdrington

This stunning two bedroomed semi-detached bungalow has just become available tucked in a quiet area on Ferneybeds Estate, Widdrington. The property is all on one level and has been fully extended and finished to a high standard throughout which is a sheer credit to its current owner offering the overall WOW factor internally.

The property briefly comprises:- Large entrance hallway which leads to an impressive lounge with feature fireplace, fitted grey carpets, white walls and views over the front garden. To the rear you have an extended open plan Kitchen/snug area which offers picture perfect views and access via the double patio doors leading straight into the rear garden. The high spec kitchen has been fitted with modern wall and base units, offering an abundance of storage. Appliances include double oven, electric hob, integrated dishwasher and integrated fridge. To the back of the kitchen, you have a separate utility space, ideal for extra storage. There is also a door from the snug into a small storage area which houses the boiler and a large storage cupboard in the hallway.

To the opposite end of the living accommodation, you have two double bedrooms, with bedroom two having full access to the rear garden via the sliding doors which allow floods of natural light. The family bathroom has been finished to a high standard and fitted with W.C., hand basin, bath and shower over bath.

Externally to the front of the property, you have a generous sized level garden with driveway for two cars. The garage has been partly converted into the utility room but still offers space for extra storage. To the rear you have a lovely enclosed grassed garden with patio area, ideal for those who enjoy outdoor living.

Guaranteed to impress, this is a must view!

Lounge	13.07 x 11.09	(4.15m x 3.58m)
Kitchen/Snug/Dining	17.10 x 13.10	(5.44m x 4.22m) At biggest points
Utility	9.01 x 4.09	(2.77m x 1.25m)
Bedroom One	13.07 x 9.11	(4.15m x 3.02m)
Bedroom Two	12.05 x 9.11	(3.78m x 3.02m)
Bathroom	7.11 x 5.04	(2.41m x 1.62m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: Fibre (Premises)
Mobile Signal Coverage Blackspot: NO
Parking: Driveway

RESTRICTIONS AND RIGHTS

Listed? NO
Restrictions on property? NO
Easements, servitudes or wayleaves? NO
Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO
Risk of Flooding: Zone 1
Any flood defences at the property: NO
Coastal Erosion Risk: LOW
Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO
Outstanding building works at the property: NO

MINING

The property is known to be on a coalfield and known to be directly impacted by the effect of other mining activity.

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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