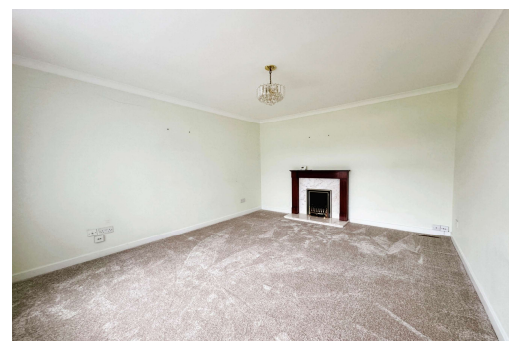




Ferneybeds Estate Widdrington

- Two bedroomed bungalow
- Quiet location
- Garage and driveway for three cars
- Rear garden with patio area
- No onward chain

Offers In Excess Of £ 165,000



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Ferneybeds Estate

Widdrington

This superbly spacious two bedroomed bungalow has just come available on Ferneybeds Estate, Widdrington. The property is tucked nicely on a quiet street, offering not only spacious rooms internally, but large gardens to front and rear as well as a large driveway and garage. There are local amenities on your doorstep to include a doctor's surgery, local co-op and petrol station, whilst Morpeth centre is only a 15 minutes' drive where you have full access to the hustle and bustle of bars and restaurants to choose from.

The property briefly comprises:- Entrance hallway which leads straight into a large lounge which has been fitted with a gas fire and carpeted throughout. To the rear of the lounge, you have an additional separate dining room which leads you into the kitchen area where you are greeted with a range of wall and base units, offering an abundance of storage, and large picture-perfect window to enjoy the views over the rear garden.

You have two good sized double bedrooms, both of which have fitted cupboards for storage. The second bedroom further benefits from access straight into the rear conservatory and can be used as a bedroom or second reception room to suit your needs. The family shower room has been finished with W.C., hand basin and walk-in shower cubicle. This room has had a few adaptations to include a fitted hand rail and seating area in the shower.

Externally you have a generous sized level grassed garden with a driveway that can accommodate at least three cars and a garage that can be accessed from the front of the property externally or directly from inside the kitchen. To the rear you have a fantastic enclosed garden on a large plot with grassed area and patio. The garden is ideal, for those who enjoy outdoor living or outdoor entertaining.

A must view to appreciate the space on offer, and with no onward chain!

Lounge	14.01 x 11.07	(4.29m x 3.53m)
Kitchen	9.10 x 9.08	(2.99m x 2.95m)
Dining Room	10.04 x 7.04	(3.15m x 2.24m)
Bedroom One	13.04 x 10.00	(4.06m x 3.05m)
Bedroom Two	10.08 x 10.00	(3.25m x 3.05m)
Bathroom	7.10 x 5.03	(2.39m x 1.60m)
Conservatory	9.04 x 8.02	(2.84m x 2.48m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Driveway & Garage

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: No
Known safety risks at property 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 accessibility adaptations:

- Hand rails and fixed seat in the shower.

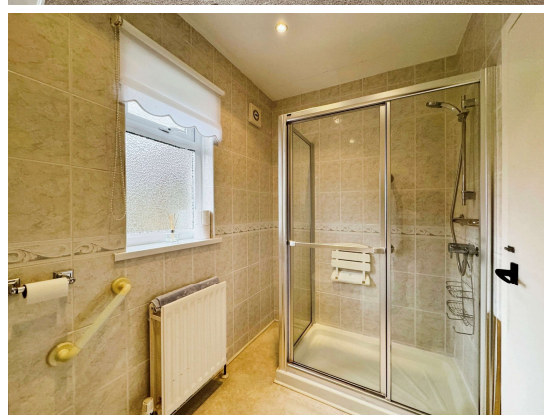
TENURE

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

M00007701.AB.SS.1.2.24.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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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