



Ferneybeds Estate

Widdrington

- Semi Detached Bungalow
- Enclosed Rear Garden
- Two Bedrooms
- Large Private Driveway
- Ever-Popular Estate
- Freehold

Auction Guide Price £170,000

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Ferneybeds Estate

Widdrington

For Sale by Auction: 29th May 2025, Option 2, Terms and Conditions apply.

Located on the ever-popular Ferneybeds estate in Widdrington, sits this two-bed semi-detached bungalow. The property is tucked away nicely on a quiet street and has been finished with modern décor. There are local amenities on your doorstep to include a doctor's surgery, local co-op and first school, 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 the lounge which has been carpeted and has a large bay window overlooking the front garden. This leads seamlessly into the kitchen area where you are greeted with a range of grey wall and base units, offering an abundance of storage and large picture-perfect window to enjoy the views over the rear garden. You further benefit from a rear conservatory that is flooded with natural light and has fabulous views over the rear garden. The conservatory is currently used as a dining area.

You have two good sized double bedrooms. 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.

Externally you have a generous sized level gravel garden with a driveway that can accommodate at least three cars. To the rear you have a fantastic enclosed garden with grassed area and patio. The garden is ideal, for those who enjoy outdoor living or outdoor entertaining.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

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: B

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Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C	71 C	
55-68	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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