



## Warren Close Widdrington

- Semi Detached House
- Three Bedrooms
- Quiet Modern Neighbourhood
- En-Suite Bathroom
- Garage and driveway
- Freehold

**Asking Price £185,000**

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# Warren Close Widdrington

Guaranteed to impress, sits this beautifully presented three bed semi-detached home on Warren Close, Widdrington. Situated in a quiet cul-de-sac location, this brand-new development has been incredibly popular with house hunters. Widdrington is a small and quiet village with local amenities on your doorstep to include a local Co-op, and doctor's surgery. Excellent for those who need to commute with the A1 just under three miles away plus around a fifteen-minute drive away you have easy access into the hustle and bustle of Morpeth town centre.

The property briefly comprises: - Entrance hallway which leads you straight into a bright and airy lounge due to the double aspect windows and finished with light beige carpets with modern decor. The kitchen/diner offers great space with double patio doors, which lead you straight into the rear garden. The high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include fridge/freezer, electric oven and hob, dishwasher and washing machine. You further benefit from a downstairs W.C.

To the upper floor of the accommodation, you have three good sized rooms, two doubles and one single all of which have been carpeted throughout and finished with crisp white walls. The master bed further benefits from its own en-suite shower room. The family bathroom has been fitted with W.C, hand basin and bath tub.

Externally, the property has a private driveway which can accommodate at least two cars and a single garage, whilst to the rear of the property, you have a easy to maintain graveled garden.

With no onward chain we anticipate interest to be high, call now to arrange your viewing.

Lounge: 14'6 x 11'2 (4.42m x 3.40m)  
Kitchen: 14'6 x 9'6 (4.42m x 2.90m)  
W.C: 5'5 x 2'10 (1.65m x 0.64m)  
Bedroom One: 14'5 x 8'0 Biggest Points (4.39m x 2.44m Biggest Points)  
En-Suite: 6'4 x 5'6 (1.93m x 1.68m)  
Bedroom Two: 9'6 x 8'1 (2.90m x 2.46m)  
Bedroom Three: 8'6 x 6'1 (2.59m x 1.85m)  
Bathroom: 6'1 x 6'1 (1.85m x 1.85m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Driveway and Garage

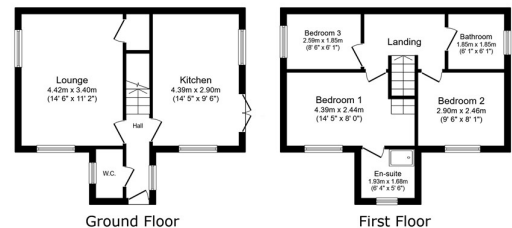
## TENURE

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: B

Council Tax Band: B

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This floor plan is for illustration purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and elevations are approximate. No details are guaranteed. You cannot rely on this plan and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Reputed by www.propertydata.co.uk

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**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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