



Chestnut Way | Widdrington | NE61 5PT

**Asking Price £112,000**

ROOK  
MATTHEWS  
SAYER



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**Beautiful Terraced Home**

**Bright and Airy Rooms**

**Two Bedrooms**

**Private Low Maintenance Garden**

**Quiet Village Location**

**Private Parking**

**Modern Décor**

**Freehold**

For any more information regarding the property please contact us today

This beautifully presented two-bedroomed terraced home has just become available on Chestnut Way, Widdrington. Located on a highly sought after development, the property itself is nestled away within a small cul-de-sac, offering a lovely peaceful setting to its new owners. Widdrington is a small and quiet village with local amenities on your doorstep to include a local Co-op, pub/restaurant, doctor's surgery and petrol station. 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 modern bright and airy lounge, with floods of natural light through the double patio doors leading you into the garden. The lounge has been fitted with light laminate flooring throughout and complimented with modern décor. The kitchen has been fitted with a range of modern wall and base units, offering an abundance of storage. Current integrated appliances include an electric oven/hob with extractor fan. You further benefit from a downstairs W.C.

To the upper floor, you have two good sized double bedrooms, both of which offer excellent storage and come finished with modern feature walls. The family bathroom has been fitted with W.C, hand basin, bath and shower over bath.

Externally, the property has a private parking for several cars, whilst to the rear you have a delightful private garden, which has been laid to lawn with patio area making it ideal for those who enjoy outdoor entertaining with low maintenance.

We anticipate high levels of interest. Call our Morpeth team now to organise your viewing.

Lounge: 14'87 x 12'91 (4.53m x 3.93m)  
Kitchen: 11'8 x 6'13 (3.59m x 1.86m)  
W.C: 5'94 x 3'02 (1.81m x 0.92m)  
Bedroom One: 12'75 x 8'32 (3.88m x 2.53m)  
Bedroom Two: 12'94 x 8'17 (3.94m x 2.49m)  
Bathroom: 6'46 x 6'18 (1.96 x 1.88m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: Fibre to premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Private Parking

#### 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: A

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**T: 01670 511 711**

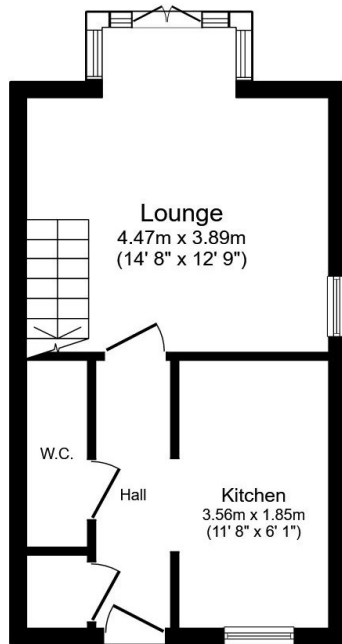
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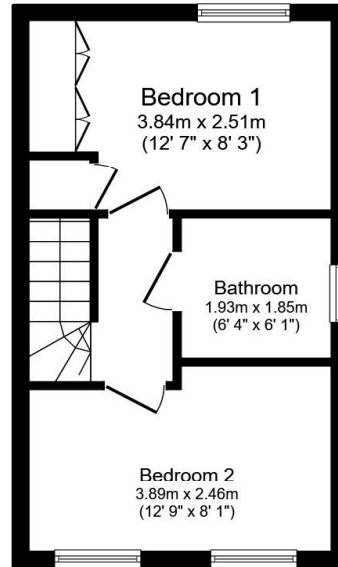






### Ground Floor

Floor area 28.9 sq.m. (311 sq.ft.)



### First Floor

Floor area 27.3 sq.m. (294 sq.ft.)

Total floor area: 56.2 sq.m. (605 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 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

**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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