



Ferneybeds Estate | Widdrington | NE61 5RD

Offers In Excess Of £175,000

ROOK
MATTHEWS
SAYER

**3****1****1****Semi Detached Family Home****No Onward Chain****Three Bedrooms****South Facing Garden****Quiet Residential Area****Private Driveway plus Garage****Spacious Rooms****Freehold**

For any more information regarding the property please contact us today

With no onward chain, this three bedroomed semi-detached family home is guaranteed to impress. Located on Ferneybeds Estate, Widdrington Station, the property is situated on a quiet residential street and offers easy access to local amenities, including a doctor's surgery, co-op and local first school. Excellent for those who need to commute with the A1 just under three miles away. With easy access to both Druridge Bay and Cresswell for those who enjoy coastal walks, whilst the historic town of Morpeth is only a 15-minute drive away, where can enjoy the hustle and bustle of local bars, restaurants and River walks to choose from. With spacious rooms throughout and a fully enclosed South facing garden, we anticipate interest will be high.

The property briefly comprises: - Entrance hallway leading you straight into a bright and airy lounge, which has been fitted with light beige carpet. This leads seamlessly into the dining area, which is a great space for families with plenty of room for your dining room table and chairs. You further benefit from a separate utility offering excellent storage for your own white goods. This leads into the modern kitchen which has been fitted with a range of wall and base units. Appliances include electric oven, halogen hob, fridge/freezer and dishwasher. The kitchen provides direct access into the garage.

To the upper floor of the accommodation, you have three good sized rooms, two doubles and one single. All bedrooms have been carpeted throughout and the third bedroom benefits from a built-in wardrobe. The family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally to the front of the property, there is a small grass area, private driveway and a single garage. To the rear, you have a stunning mature south facing garden which is fully enclosed and has been laid to lawn, making it ideal for those who enjoy outdoor entertaining.

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

MEASUREMENTS

Lounge: 11'96 x 13'03 (3.58m x 4.04m)

Dining Room: 11'05 x 10'95 (3.48m x 3.28m)

Kitchen: 9'66 x 8'34 (2.90m x 2.51m)

Utility Room: 7'89 x 6'84 (2.34m x 2.03m)

Bedroom One: 12'64 x 11'76 Max Points (3.81m x 3.53m Max Points)

Bedroom Two: 11'08 x 10'9 (3.56m x 3.28m)

Bedroom Three: 7'96 x 8'43 Max Points (2.36m x 2.54m Max Points)

Bathroom: 7'92 x 5'51 (2.36m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre to Cabinet

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: D

Council Tax Band: B

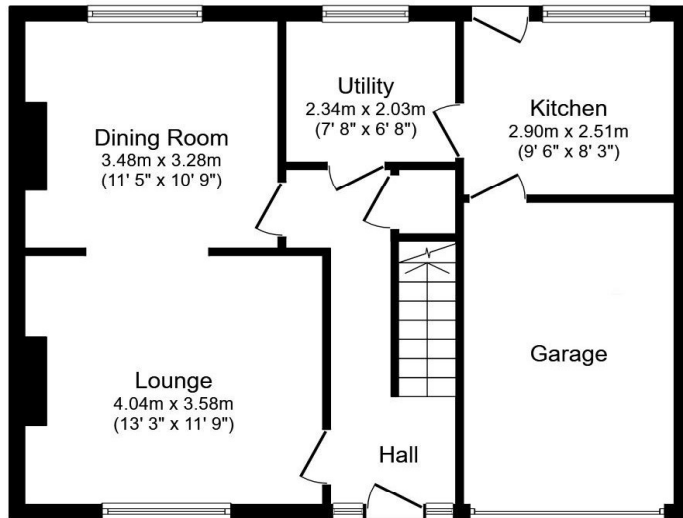
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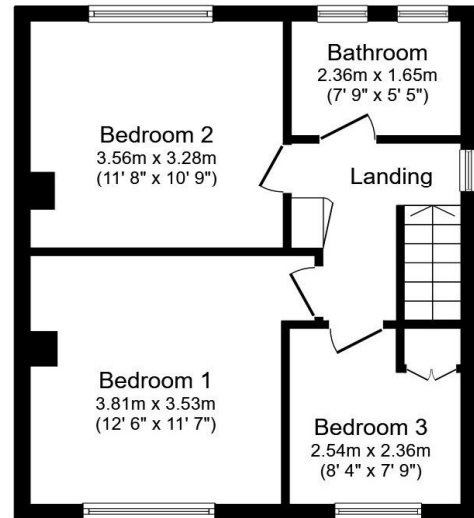
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Ground Floor
Floor area 62.0 sq.m. (668 sq.ft.)



First Floor
Floor area 41.2 sq.m. (443 sq.ft.)

Total floor area: 103.2 sq.m. (1,111 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 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.

