



Linton Burn Park | Widdrington | NE61 5DA

Asking Price £195,000

ROOK
MATTHEWS
SAYER

**3****1****1****Spacious Semi Detached Home****No Onward Chain****Three Bedrooms****Fully Enclosed Garden****Quiet Cul-De-Sac****Private Driveway plus Garage****Bright and Airy Rooms****Freehold**

For any more information regarding the property please contact us today

Tucked away on a quiet cul-de-sac development, sits this superbly spacious three bedroomed family home, located on Linton Burn Park, Widdrington. This property is ideal for growing families, with its fabulous enclosed garden to the rear, whilst internally offering an abundance of space. Widdrington itself offers a quiet village life, with a few local amenities on your doorstep. Morpeth town centre is only a short drive away, where you will find an array of high-end bars, restaurants, shops and river walks to choose from.

The property briefly comprises:- Entrance hallway, downstairs W.C, impressive open plan living room/diner which allows floods of natural light due to the dual aspect windows. The large lounge/diner is a great space for families with plenty of room for your dining table and chairs. This leads seamlessly through to the kitchen, which has been fitted with a range of wall and base units, offering an abundance of storage and a brand new boiler under guarantee.

To the upper floor of the accommodation, you have three good sized bedrooms, two of which are large doubles, with the master bedroom further benefiting from large fitted wardrobes. Whilst the third bedroom can be used as an office or bedroom to suit. The family bathroom has been fitted with W.C, hand basin, bath and shower over bath.

Externally, the property has a private driveway which can accommodate at least three cars. Whilst to the rear, you have a fully enclosed garden which has been laid to lawn with patio area, making it ideal for those who enjoy outdoor entertaining.

With no onward chain, this property is a must view to appreciate what is on offer.

MEASUREMENTS

Dining/Lounge: 23'28 x 9'47 Max Points (7.09m x 2.88m Max Points)

Kitchen: 16'69 x 9'73 Max Points (5.08m x 2.96m Max Points)

W.C: 6'44 x 3'01 (1.96m x 0.91m)

Bedroom One: 12'59 x 9'95 (3.83m x 3.03m)

Bedroom Two: 10'44 x 10'55 (3.18m x 3.21m)

Bedroom Three: 9'47 x 7'58 (2.88m x 2.31m)

Bathroom: 6'91 x 5'54 (2.10m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: Garage and Large Driveway

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

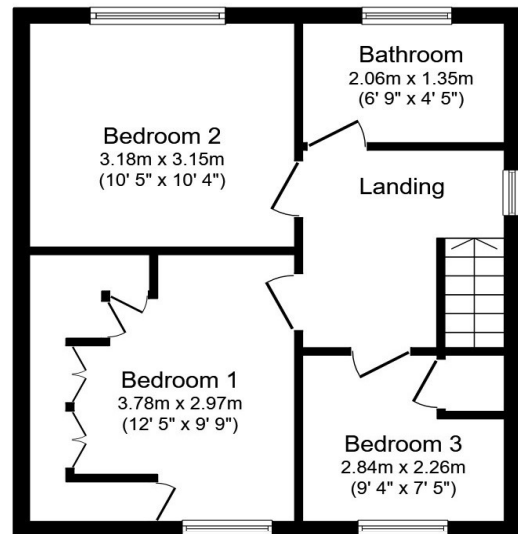
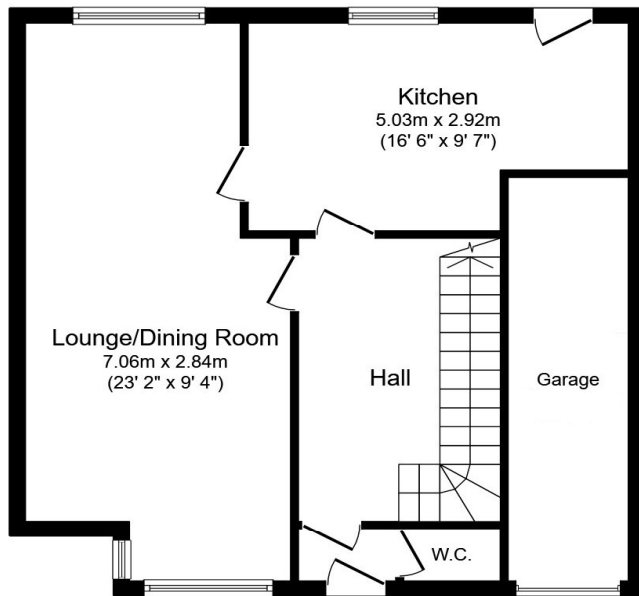
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T: 01670 511 711

morpeth@rmsestateagents.co.uk

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Total floor area: 105.0 sq.m. (1,130 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		87 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.

