



Tweed Avenue | Ellington | NE61 5ES

Offers over £124,950

Nestled on the Northumberland coast, Ellington is a popular village offering a friendly community atmosphere, local amenities and excellent access to both Morpeth and the stunning coastline. Surrounded by beautiful countryside and beaches, it provides the perfect balance of village living and convenient commuter links. The village boasts its own primary school and a range of highly regarded first, middle and secondary schools, including the popular King Edward VI School, are available in nearby Morpeth. Tweed Avenue has a delightful open aspect to the front, which is pedestrianised, providing safe play for both children and furry friends! There is on street parking close by. Enjoying the benefit of no onward chain, this well presented link family home showcases a spacious lounge with feature, open plan staircase, the lounge flows through to the dining kitchen, which incorporates a stylish and modern kitchen, with the benefit of integrated appliances, the kitchen area opens directly out into the enclosed, low maintenance rear garden, with feature gravelling and patio, there is also a convenient, gated access out to the rear path. There are three bedrooms to the first floor, the principal bedroom with fitted wardrobes and feature panelling. Gorgeous, modern family bathroom with forest waterfall shower. We can't wait for you to see it!

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Gorgeous Village Location

Close to the Beautiful Northumberland Coastline

Pedestrianised, Open Front Aspect

No Onward Chain

Spacious Lounge Open Through to Dining Kitchen

Stylish Dining Kitchen with Integrated Appliances

Three Bedrooms, Principal with Fitted Wardrobes

Contemporary Bathroom with Forest Waterfall Shower

For any more information regarding the property please contact us today

Double Glazed Entrance Door to;

LOUNGE: (front): 15'0 x 14'0, (4.57m x 4.27m), maximum measurements, a spacious, bright and airy lounge with an open feature staircase to the first floor, the lounge conveniently flows through to the dining kitchen, allowing for superb family living to the ground floor. Laminate flooring, under-stair storage cupboard, radiator, double glazed window

DINING KITCHEN: (rear): 14'0 x 8'0, (4.27m x 2.44m), a stylish and contemporary range of base, wall and drawer units, in cream with co-ordinating worktops, integrated electric oven, gas hob, cooker hood, fridge and freezer, one and a half bowl sink unit with mixer taps, plumbed for automatic washing machine, double glazed window, double glazed door out to the rear garden, brick effect tiling, modern flooring, radiator

FIRST FLOOR LANDING AREA: loft access, storage cupboard housing combination boiler

BEDROOM ONE: (front): 11'0 x 8'0, (3.35m x 2.44m), excluding depth of fitted wardrobes, radiator, double glazed window

BEDROOM TWO: (rear): 10'0 x 8'0, (3.05m x 2.44m), radiator, double glazed window

BEDROOM THREE: (front): 8'0 x 6'0, (2.44m x 1.83m), maximum, radiator, double glazed window

EXTERNALLY: Front garden area, private and enclosed, low maintenance rear garden with feature gravelling and small patio area, gated access out to the rear path

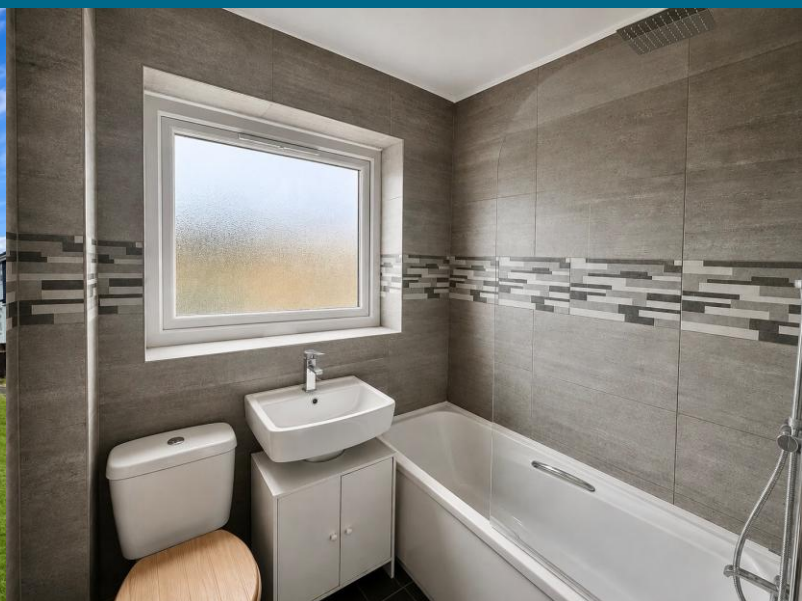
TENURE: Freehold

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Gas, Electric, Water, Heating, Drainage: Mains Connected. Broadband: Ask Agent, Mobile Phone Blackspot: No

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

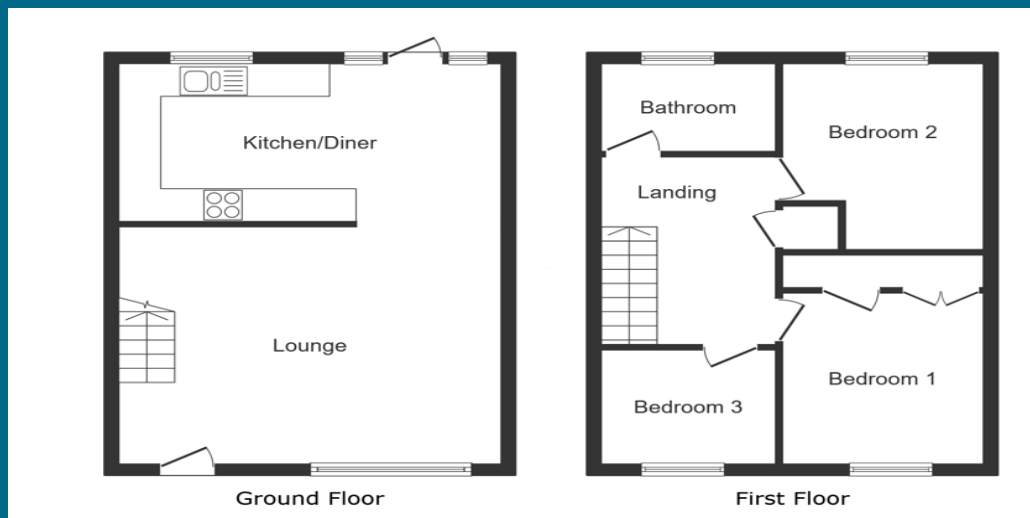
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

AS00010646 FG/AI VERSION ONE 20/06/2026

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 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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