

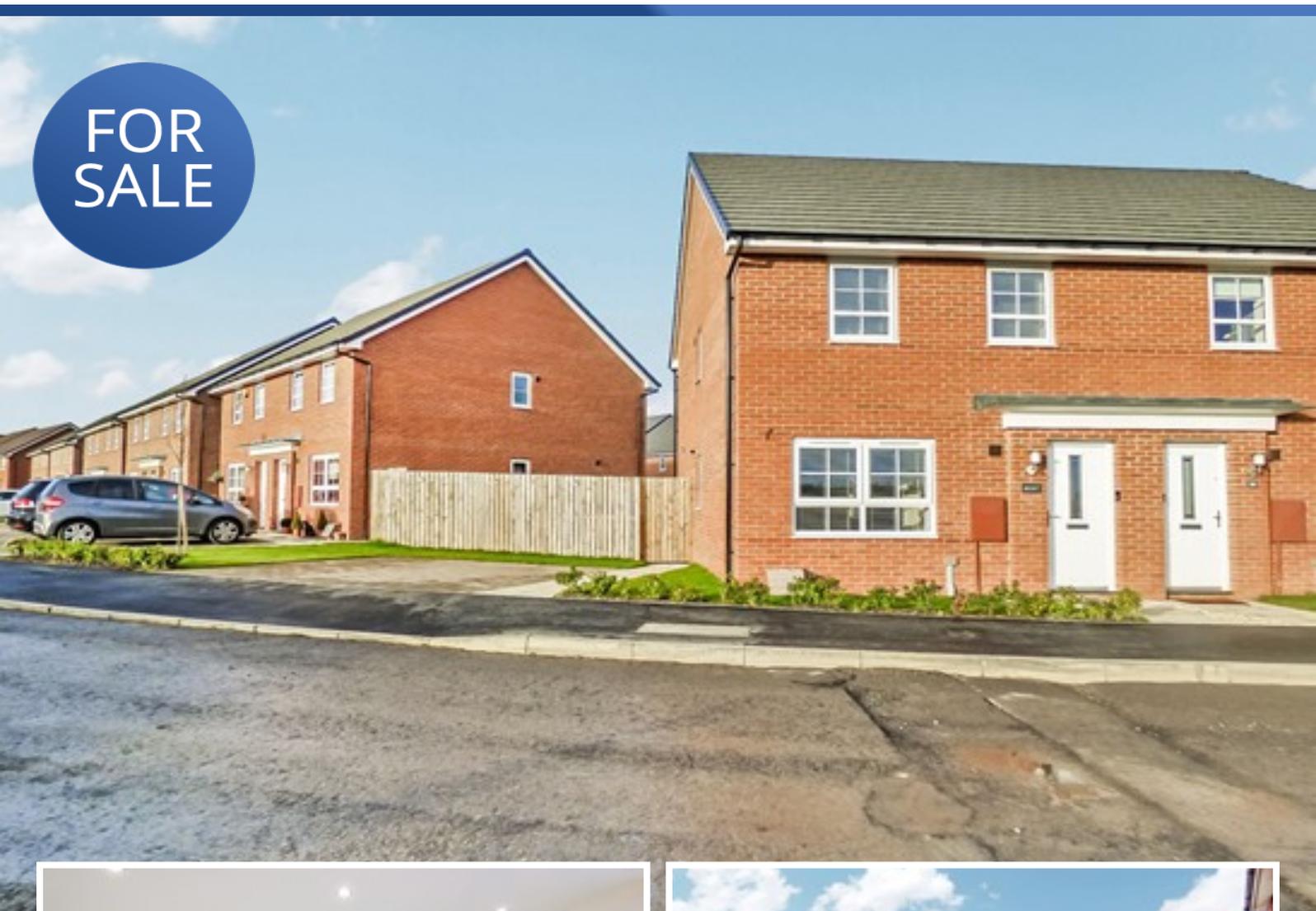
### 3 bed semi-detached to buy in NE61

Bowyer Way, Morpeth, Morpeth  
Northumberland, NE61 2GD

# £195,995

- ✓ Double Glazed & Gas Central Heating.
- ✓ Freehold.
- ✓ Three Bedroom Semi Detached Home.
- ✓ Corner Plot.
- ✓ Off Street Parking & Enclosed Rear Garden.

**FOR  
SALE**



## Summary

- Property Type: Semi-Detached - Bedrooms: 3 - Parking: Off Street - Central Heating: Gas - Price: £195,995
- Tenure: Freehold - USPs: has Garden

## Description

**\*\*PRESENTED TO A HIGH STANDARD\*\* \*\*CORNER PLOT\*\* \*\*MASTER WITH EN-SUITE\*\***

Wonderful three bed semi detached property, the "Maidstone" built by Barratt Homes on the South Fields development, Situated on a corner plot, the family home has the added benefit of a double driveway and larger than normal gardens, front and rear.

Ideally located close to all the local amenities including shops, restaurants, bars, leisure facilities, there are also excellent schools for all ages available within the town centre, there are good transport links including local buses and the mainline railway station, the A1 gives vehicle access to the North and South.

The property briefly comprises: of entrance hall, downstairs WC, lounge, kitchen diner, stairs to the first floor, three double bedrooms, master with en-suite, family bathroom.

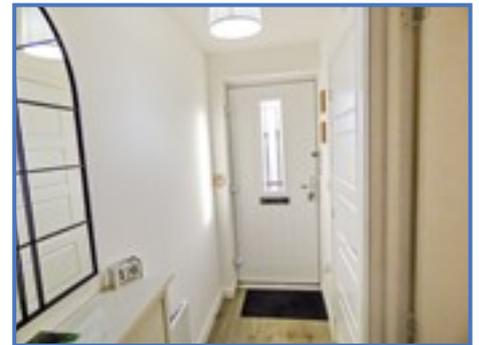
Externally to the front is a garden mostly laid to lawn, to the side of the property is a driveway suitable for two cars. To the rear is an enclosed low maintenance garden with access to the front via the side of the property.

The property benefits from gas central heating and double glazing throughout.

For more information please call Morpeth or email [morpeth@pattinson.co.uk](mailto:morpeth@pattinson.co.uk)

## Hallway.

Stairs to first floor, access to downstairs WC, central heating radiator and laminate flooring.



## Downstairs WC.

Corner pedestal hand wash basin, low level WC, part tiled walls and laminate flooring.



## Lounge.

3.60m x 5.00m (11'9" x 16'4")

Two double glazed windows with front and side aspect, central heating radiator and carpets.



## Kitchen.

4.60m x 3.20m (15'1" x 10'5")

Double glazed window and 'french doors' to rear garden. Luxury fitted kitchen with contrasting work surface, stainless steel sink unit with mixer tap, integrated dishwasher, fridge freezer and washer, electric oven and hob with stainless steel extractor over, upgraded tiled flooring, central heating radiator, recessed spot lighting and storage cupboard.



## Kitchen - Additional Photo.



## First Floor Landing.

Central heating radiator and storage cupboard.



## Master Bedroom.

2.60m x 4.20m (8'6" x 13'9")

Double glazed window with front aspect, central heating radiator and carpets.



## En-Suite.

2.60m x 1.30m (8'6" x 4'3")

Double glazed 'opaque' window, walk in shower cubicle, pedestal hand wash basin, low level WC, heated chrome towel rail, part tiled walls and laminate flooring.



## Bedroom Two.

2.60m x 3.10m (8'6" x 10'2")

Double glazed window with rear aspect, central heating radiator and carpets.



## Bedroom Three.

1.90m x 2.70m (6'2" x 8'10")

Double glazed window with front aspect, central heating radiator and carpets.



## Bathroom.

1.90m x 1.70m (6'2" x 5'6")

Double glazed 'opaque' window. Panelled bath with shower over and screen, pedestal hand wash basin, low level WC, part tiled walls and laminate flooring.



## External Rear.

Enclosed rear garden via wooden fence with gate access to front of property, patio area, mainly laid to lawn.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

## Bowyer Way, Morpeth, Morpeth, Northumberland, NE61 2GD

Contact your local branch today for more information on this property:

**13 Newgate Street, Morpeth, Northumberland, Tyne & Wear, NE61 1AL, Tel: 01670 568099, Fax: 01670 516613, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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