

# Third Avenue, Morpeth, Northumberland

OIRO £145,000



## Full Description

A modernised family-friendly home offering light and bright living. Elizabeth Humphreys Homes are delighted to welcome to the market this pleasant 3 bedroomed semi-detached property located in the popular town of Morpeth. The property benefits from uPVC windows and a composite front door, front and rear gardens, super-fast fibre connection, gas central heating and all the other usual mains connections. This lovely home, sold with no chain, is ready and waiting to welcome its new owners.

Morpeth is a town with vibrant shops, pubs, restaurants, and many other amenities including well-respected schools. Morpeth is convenient for travel to Newcastle city and many other local villages and towns. Transport links are also good being a short drive to the A1 and Morpeth train station giving access to the rest of the country. Morpeth mainline rail station is on the East Coast Line to London. For commuters, Newcastle City Centre and Newcastle International airport are both approx. 18 miles away.

A secluded front garden with wrought iron railings, hedging and a gate welcomes you to this well presented home. The front door opens into an internal hallway with various doors leading off and stairs ascending to the first floor. The space is finished with laminate flooring which extends throughout most of the ground floor, creating a seamless transition

between the different areas, whilst new sumptuous grey carpets are throughout the first floor.

The guest WC, a superb asset as it negates the need to continually frequent the upstairs facilities, comprises a close-coupled toilet with a push button and a wall-hung hand wash basin with a pretty mosaic splashback tile behind. A window allows for natural light.

Bathed in natural light courtesy of large window overlooking the front of the property, the lounge, with laminate flooring, is an inviting room in which to spend time chatting with family and friends. The inglenook fireplace, housing a wood burner set upon a stone slab hearth with an impressive, exposed brick chimneybreast, forms an attractive focal point and entices you to sit before it during the cooler months.

Capturing views over the rear garden, the dining room is a pleasant space in which to entertain. A door leads from here into the newly fitted kitchen-breakfasting room where there is plenty of space to sit and dine. Gloriously light and bright with a window to the side and one to the rear, the contemporary kitchen offers a good number of wall and base units with a pale grey shaker-style door complemented by a wood-effect work surface with grey brick-style splashback tiling. In terms of fitted equipment, there is an under bench electric oven, a four-burner induction hob beneath a chimney-style extractor fan, a wine rack, a bowl and a half stainless steel sink and a full-size dishwasher. There is plumbing and space for a washing machine and a good number of sockets ideal for flexibility in placement of further kitchen appliances. A door provides external access to the side of the property leading to the rear garden.

Taking the stairs to the first floor the landing, which is illuminated beautifully via light entering from a large window, opens out to three bedrooms, the family bathroom and two large cupboards, one of which houses the Baxi gas boiler for ease of access. Loft access is available. The sumptuous grey carpet which furnishes the stairs continues throughout the first floor, creating comfort as you move between the different spaces.

The primary bedroom is a spacious double room located to the front of the property with a large window allowing a huge amount of natural light to circulate. This restful room offers plenty of built-in storage.

Bedroom 2 is another double room overlooking the rear of the property. This light and bright room also offers beneficial built-in storage.

Bedroom 3 is a generously proportioned single room with a window capturing views to the front. All the rooms have been neutrally decorated allowing the easy addition of accent colour should you so wish.

The family bathroom comprises a white bath with an electric shower over behind a glass shower screen, a close-coupled toilet and pedestal hand wash basin. The space has been finished with grey vinyl flooring and is tiled in a white tile, with a delicate blue border, creating a crisp and fresh seaside feel. A window allows for natural light.

Externally, the rear garden is mainly laid to lawn. with a path leading down



the middle and with a tree offering a pleasant focal point. In addition, there are double gates which provide vehicular access if so wished, and a single gate allows alternative access. This garden is your ideal blank canvas to create your own dream outside space in which to spend time with family and friends during the warm summer months.

Tenure: Freehold

Council Tax: A, £1,598.93 for the 2024/25 financial year

EPC: D

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- No chain
- Light and spacious
- Front and rear gardens
- New kitchen
- Modernised and refurbished
- Ready to move into
- Walk to bus and train station
- Walk to shops
- Great family friendly location

## Contact Us

### EH Homes

Casey Lodge Park Road,  
Swarland

Morpeth

Northumberland

NE65 9JD

T: 01665 661170

E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)











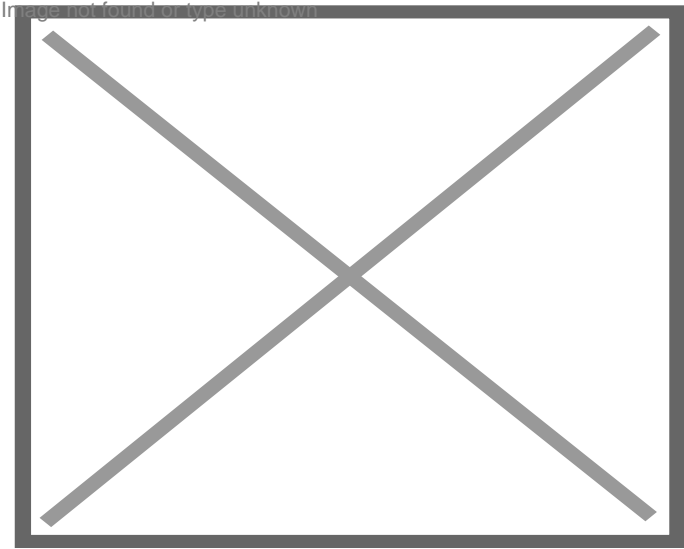
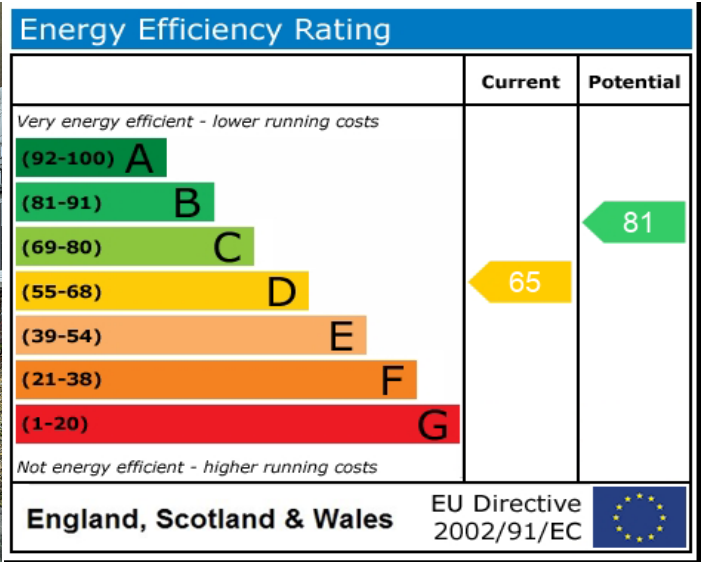




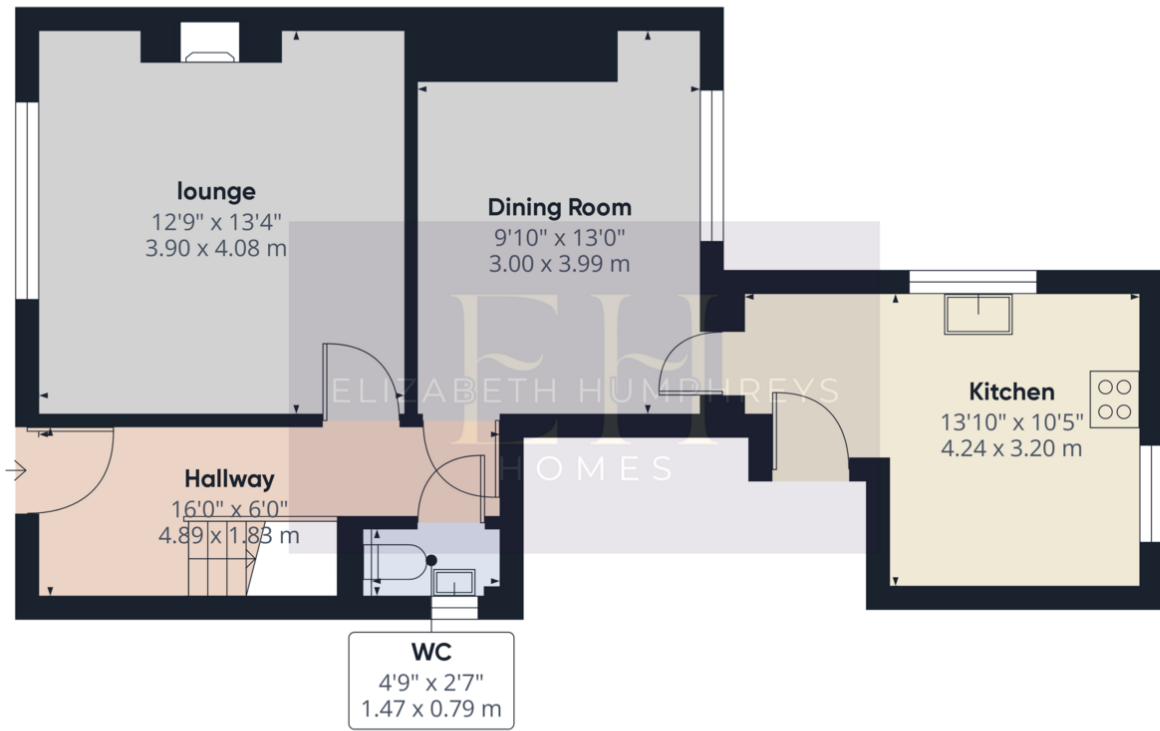












Ground Floor

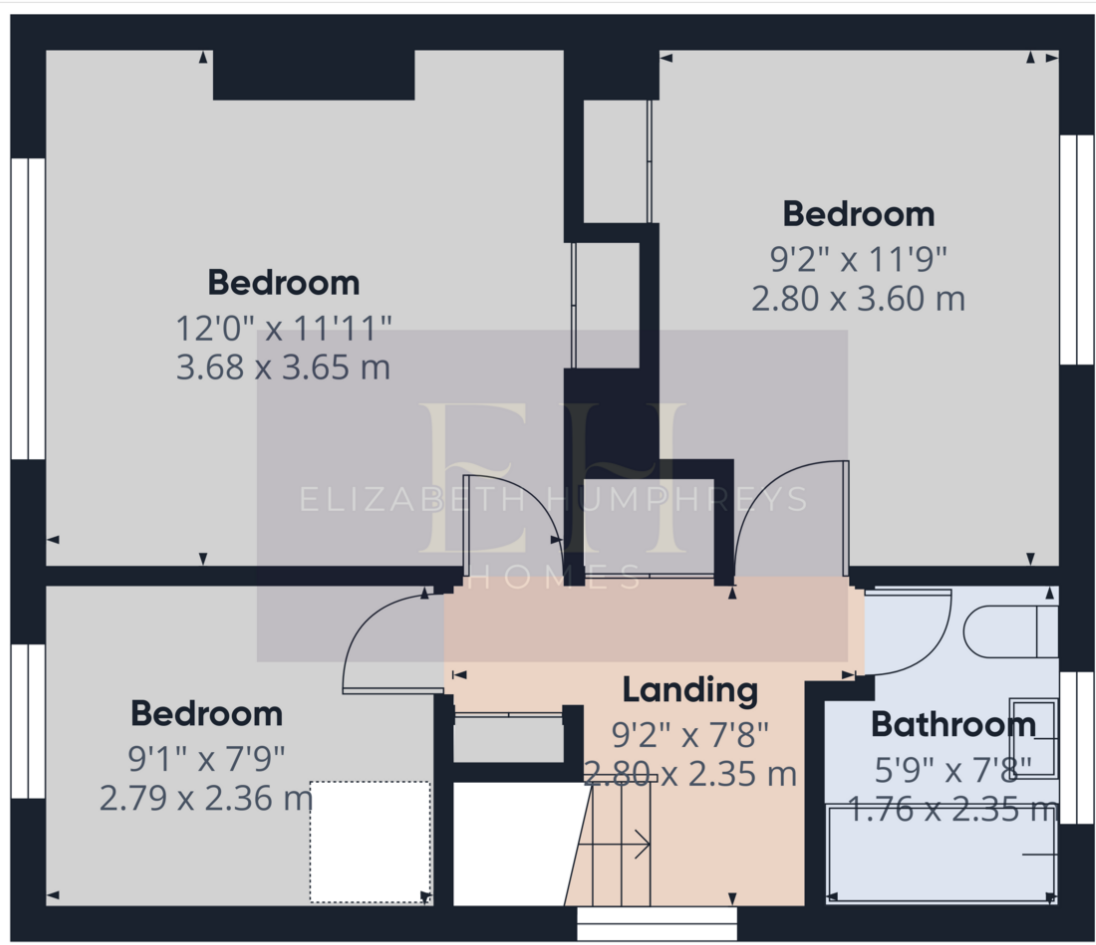
**Approximate total area<sup>(1)</sup>**  
506.22 ft<sup>2</sup>  
47.03 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

**Approximate total area<sup>(1)</sup>**  
421.38 ft<sup>2</sup>  
39.15 m<sup>2</sup>

(1) Excluding balconies and terraces

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