

# SIGNATURE

## NORTH EAST

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📍 Ladyburn Way, Morpeth NE65 9RQ



# Ladyburn Way, Morpeth NE65 9RQ

**Asking Price**  
**£170,000**

Signature North East welcomes you to this charming three-bedroom semi-detached home, set within the peaceful village of Hadston, Morpeth. The property enjoys a quiet residential setting with plenty of surrounding green space, and is ideally positioned just a short distance from the picturesque Druridge Bay, offering an appealing balance of village living and coastal scenery.

The entrance hall gives way to a warm and inviting living room, well-sized and enhanced by a generous window that brings in plenty of daylight. Moving through, the open-plan kitchen/diner provides a comfortable and practical space, complete with modern wall and base units and practical worktops. Sliding doors in the dining area lead out to the rear garden, creating a pleasant connection to the outdoors. A useful WC is also located on this level.

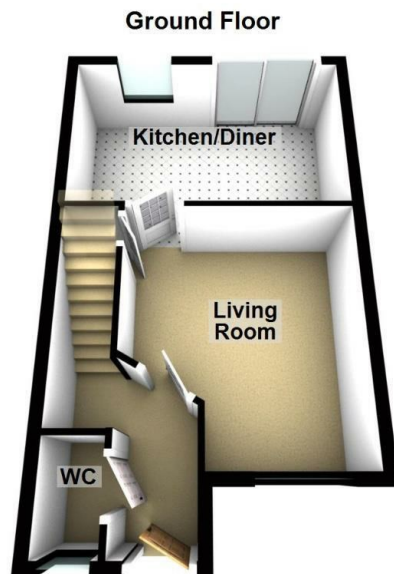
To the first floor, you will find three well-sized bedrooms, each offering plenty of space for furnishings and versatility for a range of lifestyles. The family bathroom completes this level, featuring a bathtub, overhead shower, wash basin, and WC, providing all the essentials for comfortable everyday living.

Externally, the home enjoys a well-sized rear garden, laid to lawn and complete with a patio area, perfect for outdoor seating or entertaining. Convenient off-street parking is available via a designated parking space to the side of the property, adding to the overall practicality of this delightful home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 69.4 sq. metres (746.5 sq. feet)

## Measurements:

Kitchen Diner  
9'4" x 15'3"

Living Room  
13'6" x 12'2"

WC  
2'11" x 5'2"

Bathroom  
6'3" x 6'3"

Bedroom One  
12'7" x 8'6"

Bedroom Two  
10'4" x 6'2"

Bedroom Three  
6'10" x 8'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		









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