

# SIGNATURE

## NORTH EAST

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📍 Barties Town, Morpeth NE65 9RP



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**Offers Over £325,000**

Signature North East proudly presents this welcoming three bedroom semi-detached cottage, located just outside of South Broomhill. The area is conveniently positioned near the stunning, expansive sandy beach at Druridge Bay, while the nearby Country Park offers a water sports lake and scenic countryside walks. Local amenities are just a short distance away, and a brief drive takes you to the charming harbour town of Amble, home to a variety of shops, cafés and restaurants, as well as Little Shore Beach and the pier.

This property has no onward chain.

You enter the property via a landscaped front garden into an enclosed porch, stepping first into the bright and spacious living room, which offers ample space for a range of furnishings and benefits from a large window. A characterful exposed brick inglenook fireplace with a gas stove forms a central feature of the room.

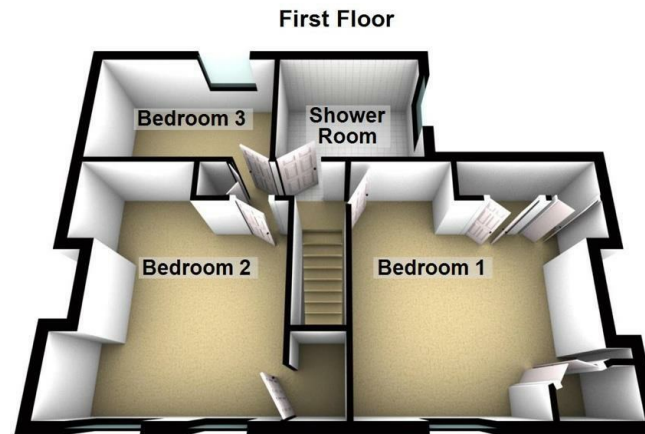
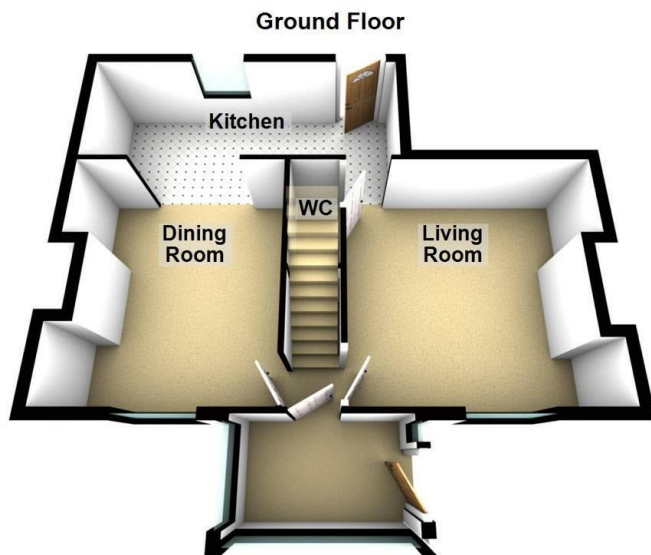
The kitchen provides a plethora of space through attractive wall and base units, complemented by generous worktop areas, whilst offering access to the rear garden. Integrated appliances include a range cooker, dishwasher and fridge freezer. The dining room can accommodate a large, 8-seater dining table and features built-in units to match the kitchen. Much like the living room, the dining room benefits from an exposed brick fireplace with multifuel stove fire. Completing the ground floor is a W.C. To the first floor, the property offers three bedrooms. The master suite can accommodate a super-king bed and comes fitted with Hülsta wardrobes and exposed brick detailing. Bedroom two provides ample space for a king-size bed, and is outfitted with a vanity unit, built-in wardrobe and access to loft space. Bedroom three is ideal for a single bed with further furnishings. Frontal facing bedrooms offer views to the sea on a clear day. Rear facing rooms overlook rolling fields. Completing this level is the shower room, comprising a walk-in shower, hand basin and W.C.

Externally, the property boasts a generous rear garden with an ample decking area, perfect for outdoor furniture and entertaining, while enjoying expansive open views across the fields. To the front is a large garden, mainly laid to lawn. The property also benefits from one off-street parking space to the rear.



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

# PROPERTY FLOORPLAN



Total area: approx. 104.1 sq. metres (1120.9 sq. feet)

## Measurements:

Living Room  
14'0" x 14'0"

Kitchen  
6'10" x 18'8"

Dining Room  
14'0" x 12'0"

W.C  
2'10" x 6'6"

Bedroom One  
14'0" x 12'9"

Bedroom Two  
14'0" x 12'0"

Bedroom Three  
6'10" x 10'9"

Shower Room  
6'9" x 8'7"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		

75

62

England & Wales

EU Directive  
2002/91/EC











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