

# SIGNATURE

## NORTH EAST

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Fontburn Gardens, Morpeth NE61 2JR



# Fontburn Gardens, Morpeth NE61 2JR

**Asking Price**  
**£155,000**

Signature North East welcomes you to this well-presented three-bedroom home, perfectly positioned in the heart of Morpeth. This attractive property offers an excellent opportunity to enjoy a central location just a short stroll from Morpeth town centre, where an array of popular restaurants, bars, and independent shops await. Morpeth train station is also nearby, providing convenient transport links to surrounding areas and beyond.

Upon entering the home, you are greeted by a welcoming hallway leading into a spacious living room. This bright and airy space benefits from a large window and offers ample room for various furnishings, and features a stunning wood burner, adding warmth and character to the space. The kitchen and dining room boast a generous layout, with stylish wall and base units complemented by sleek countertops. This open-plan space provides an ideal area for family meals or entertaining guests, with elegant French doors offering seamless access to the charming rear garden.

The first floor hosts three well-proportioned bedrooms, two of which are spacious enough to accommodate double beds along with additional furnishings. Each room offers flexibility for family living, guest accommodation or home office use. Completing this floor is a beautifully finished family bathroom, fitted with a bathtub, hand basin, shower, and WC, offering a practical yet stylish space.

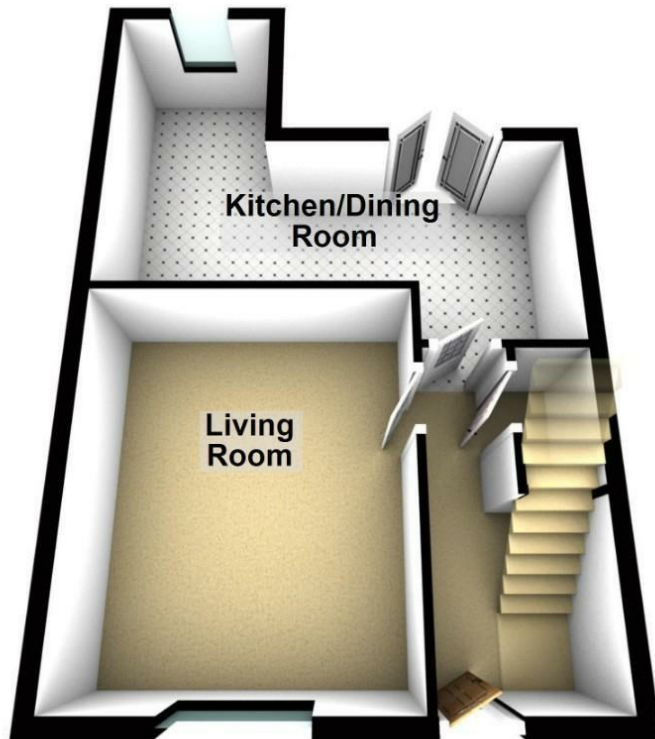
Externally, the home features a low-maintenance front garden laid with artificial lawn, adding kerb appeal and year-round greenery. To the rear, a generous garden provides plenty of outdoor space, complete with a raised decking area—perfect for enjoying the sunshine, relaxing with a book, or dining alfresco.



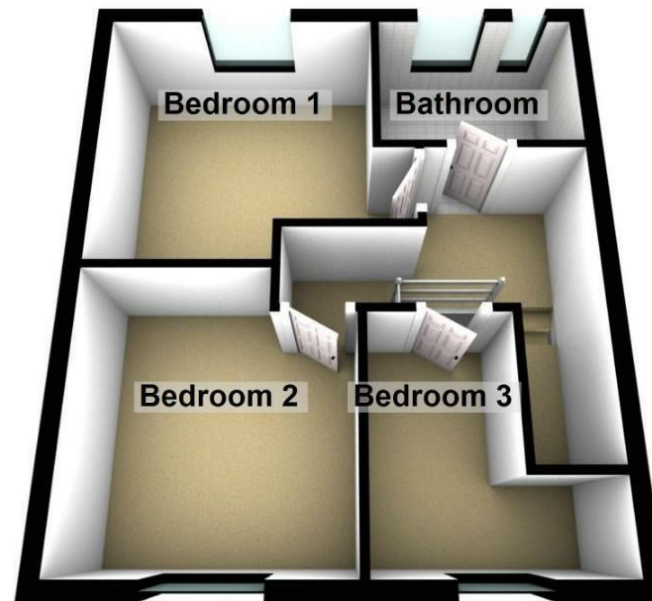
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
14'4" x 11'11"

Kitchen / Dining Room  
18'4" x 14'2"

Bedroom One  
11'10" x 10'3"

Bedroom Two  
10'5" x 9'10"

Bedroom Three  
8'11" x 8'3"

Bathroom  
7'7" x 5'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(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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