

# SIGNATURE


## NORTH EAST

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 William Street, Morpeth NE61 6UL



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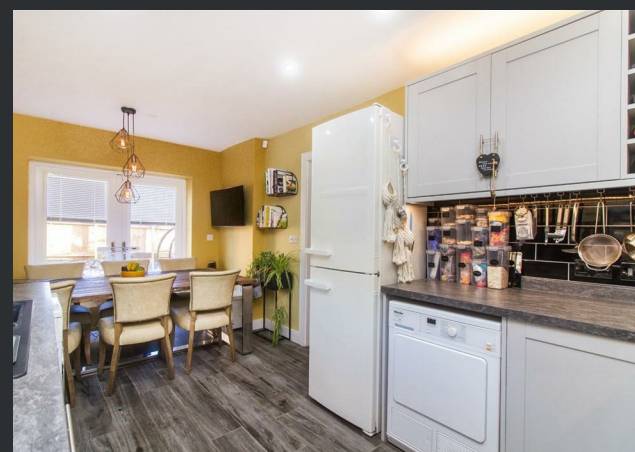
**Asking Price**  
**£130,000**

Signature North East welcomes to the market this two-bedroom semi-detached home, perfectly situated in the charming village of Pegswood, Morpeth. This desirable location offers a peaceful countryside setting while maintaining excellent transport links to nearby towns, including Morpeth and Newcastle. Residents can enjoy the best of both worlds, with Northumberland's stunning natural landscapes, scenic walking trails, and open green spaces right on the doorstep. The area also benefits from a range of local amenities, schools, and shops, making it an ideal choice for a variety of buyers.

Stepping inside, you are welcomed into a spacious living room, designed to accommodate your desired furnishings. A large window fills the space with natural light, while a stylish multi-fuel burner provides a cosy centrepiece. Additionally, the living room is wired for surround sound, with the option to extend this feature into the bedrooms. The open-plan kitchen and dining area create a fantastic social space, with ample room for a dining table. The kitchen boasts an array of sleek wall and base units, complemented by modern countertops, and comes complete with integrated appliances, including a dishwasher and cooker. French doors provide a seamless flow to the rear garden, enhancing the home's indoor-outdoor appeal. A cleverly designed under-stairs cupboard has been transformed into a practical office space, offering an excellent solution for home working.

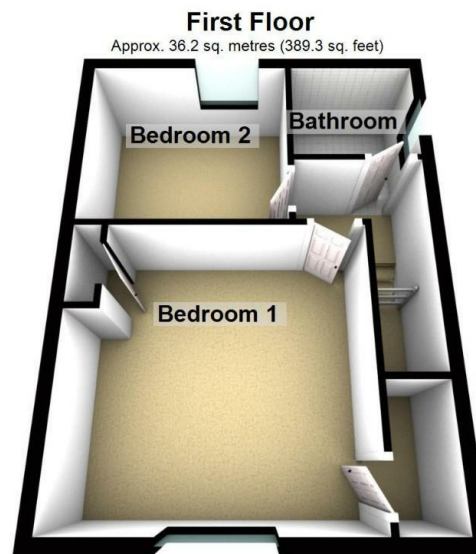
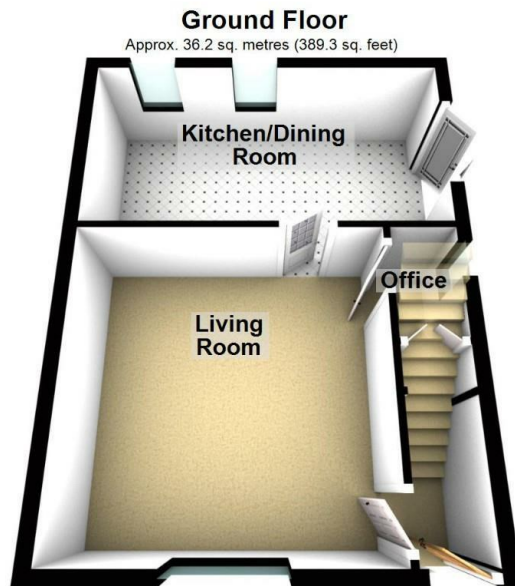
Ascending the staircase, which is beautifully illuminated by spotlights, you will find two generously sized bedrooms, both easily accommodating a double bed and additional furnishings. The primary bedroom benefits from two built-in storage cupboards, providing excellent organisation solutions. Completing this floor is the well-appointed family bathroom, fitted with a bathtub, shower, hand basin, and W.C.

Externally, this home enjoys a well-maintained rear garden, featuring a lawn and patio area, ideal for outdoor seating and entertaining. A fence wraps around the property, offering excellent privacy, while a rear pathway leads to additional land, which could present a future purchasing opportunity for buyers. There is also a double driveway which provides convenient off-street parking for two vehicles.



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

# PROPERTY FLOORPLAN



Total area: approx. 72.3 sq. metres (778.7 sq. feet)

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  
13'10" x 13'8"

Kitchen/Dining Room  
8'8" x 16'11"

Office  
5'1" x 2'11"

Bedroom One  
13'5" x 13'10"

Bedroom Two  
9'1" x 10'2"

Bathroom  
5'5" x 6'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









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