

# SIGNATURE

## NORTH EAST

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📍 Burnside, Morpeth NE61 1TB



# Burnside, Morpeth NE61 1TB

**Asking Price**  
**£237,500**

Signature North East is delighted to present this beautifully maintained three-bedroom terraced home, perfectly positioned in the heart of Morpeth town centre. Properties in this highly desirable central location rarely come to the market, making this a fantastic opportunity for prospective buyers. Nestled on a quiet residential street, the home enjoys an enviable setting just moments from Sanderson Arcade, with its array of independent boutiques, cafés, restaurants and supermarkets. Morpeth Bus Station is less than a five-minute walk away, providing convenient links to Newcastle city centre, while excellent road connections, including the A1 road, make commuting effortless. The High Street, leisure centre, doctor's surgery and railway station are all within walking distance, ensuring day-to-day amenities are right on your doorstep.

Upon entering, you are welcomed into a bright and inviting living room, enhanced by a large front-facing window that fills the space with natural light, ideal for both relaxing and entertaining. To the rear, the recently refurbished kitchen/diner has been thoughtfully designed with a stylish range of modern wall and base units, generous worktop space and ample room for a dining table, creating a practical yet sociable hub of the home. A convenient ground floor W.C., additional storage cupboard and direct access to the rear garden complete the layout.

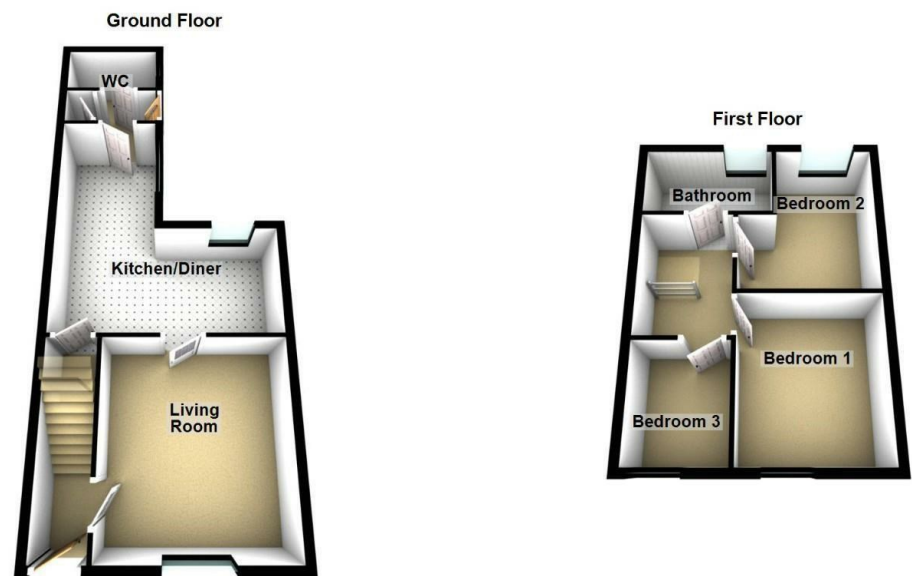
The first floor offers three bedrooms, with bedrooms one and two comfortably accommodating double beds and further furnishings. Bedroom three can accommodate a single bed with additional furnishings and is currently serving as a nursery. The family bathroom is comprising of a bath with overhead shower, W.C. and wash hand basin. Additionally, the property benefits from a loft.

Externally, the property benefits from a well-stocked front garden and a private rear yard, providing a outdoor space. The property features private parking at the rear of the property for one car.



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

# PROPERTY FLOORPLAN



Total area: approx. 81.3 sq. metres (875.4 sq. feet)

## Measurements:

- Living Room  
14'0" x 12'8"
- Kitchen / Diner  
17'8" x 16'7"
- W.C  
3'10" x 7'5"
- Bedroom One  
11'1" x 10'0"
- Bedroom Two  
11'1" x 10'0"
- Bedroom Three  
7'10" x 6'6"
- Bathroom  
4'10" x 9'1"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		









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