

SIGNATURE

NORTH EAST

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 Merley Gate, Morpeth NE61 2EP

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Asking Price
£199,950

Signature North East are delighted to welcome to the market this well-presented two-bedroom terraced property, ideally located just outside of Morpeth town centre. The property enjoys a great position with easy access to the A1 and Morpeth Railway Station, offering direct links to Newcastle upon Tyne and beyond, making it ideal for commuters. Morpeth town centre is within walking distance, providing a variety of shops, cafés and amenities, while nearby Carlisle Park offers attractive green space with riverside walks and leisure facilities.

Upon entering the property, you are welcomed into a light and airy vestibule featuring newly fitted laminate flooring. This space also provides access to a convenient downstairs WC, complete with wash hand basin, heated towel rail, and tiled flooring. A part-glazed door leads into the internal hallway, which connects the vestibule to the kitchen, staircase, and the spacious living/dining area. There is also a large storage cupboard with ample room for household appliances as well as coats.

The kitchen is well-appointed with a range of wall and base units, complemented by ample worktop space. It benefits from an integrated oven and hob, with additional space for a fridge-freezer and plumbing for a washing machine.

Accessed from the hallway, the generous living/dining area offers excellent space for a variety of furnishings. Sliding double doors open out to the enclosed rear garden, creating a seamless indoor-outdoor flow.

On the first floor, the landing leads to two bright and airy double bedrooms, both of which comfortably accommodate additional furnishings. One bedroom also benefits from a built-in airing cupboard. The accommodation is completed by a family bathroom fitted with a bathtub and overhead shower, wash hand basin, WC, and heated towel rail, along with space for a freestanding storage unit.

Internally, the property has been newly decorated throughout and benefits from new flooring, creating a fresh and modern finish.

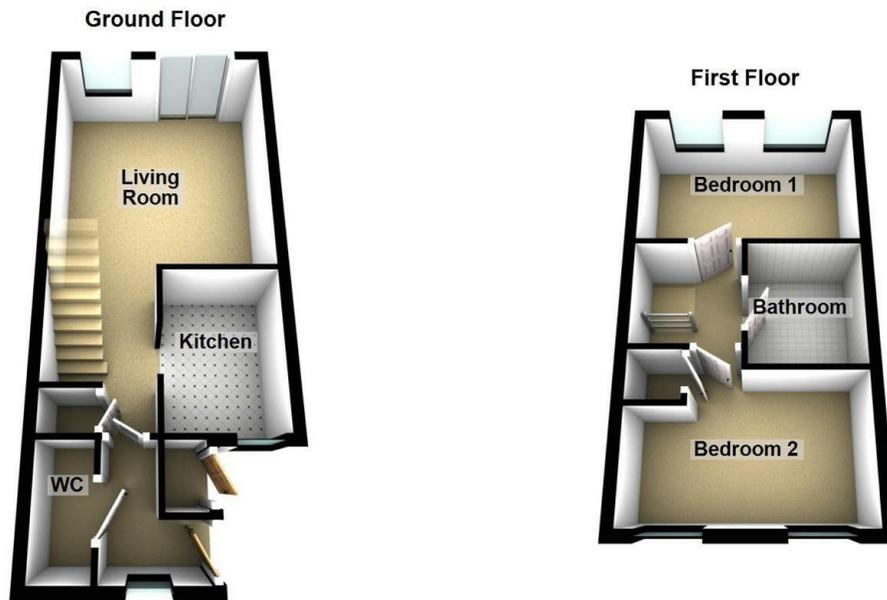
Externally, to the front, there is a small enclosed garden laid with slate chippings. Adjacent to the front door is a large, built-in lockable cupboard housing the condensing boiler, offering useful storage for outdoor equipment. The rear garden provides a generous, low-maintenance outdoor space, mainly laid to gravel, and features a large pergola - ideal for outdoor seating and entertaining - as well as a raised lawn area. A tool storage box is also included.

The property further benefits from allocated parking.



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

PROPERTY FLOORPLAN



Total area: approx. 65.2 sq. metres (701.3 sq. feet)

Measurements:

Living Room
12'7" x 14'3"

Kitchen
8'8" x 6'3"

W.C.
2'11" x 6'3"

Bedroom One
12'7" x 8'1"

Bedroom Two
12'7" x 7'8"

Bathroom
6'11" x 6'3"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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