

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST







📍 Garth Lane, Morpeth NE61 5EN



# Garth Lane, Morpeth NE61 5EN

**Asking Price**  
**£500,000**

Signature North East are delighted to welcome this wonderful four bedroom stone built detached home to the sales market, available for sale with no upper chain!

Perfectly located a short walk from the stunning Northumbrian coastline this property located in Widdrington Village is spacious, versatile and a rare addition to the market.

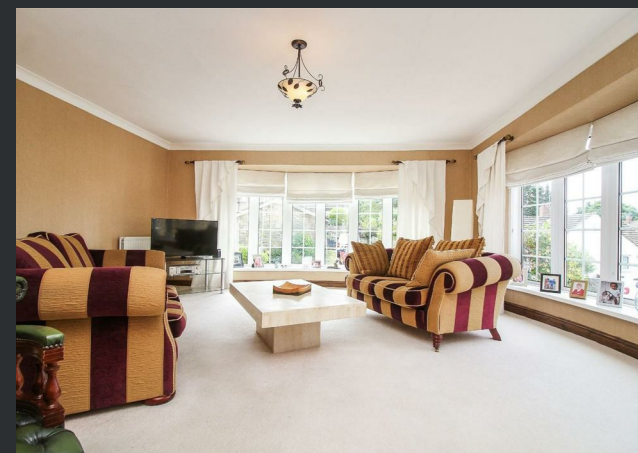
The generous accommodation on offer begins in a welcoming entrance porch then into the hallway giving access to the principal rooms. A large reception room is to the front of the home with lovely floor to ceiling windows allowing light to pour in. A further reception room again, a generous size with a stunning feature fire surround and dual aspect semi bay windows is to the rear. The kitchen is open plan with fully fitted quality wall, base and drawer units and some integrated appliances. It also benefits from ample space for dining and french doors leading to the large decked area perfect for alfresco dining. A storage cupboard and WC complete the ground floor accommodation.

To the first floor off a spacious landing are four double bedrooms all with fitted storage, a spacious storage cupboard and a large family bathroom with a freestanding bath, dual sinks and freestanding shower cubicle.

Externally the large garage is located beneath the home and benefits from a cellar. There is a spacious driveway and low maintenance garden to the front. To the rear is a sunny, private garden mainly laid to lawn with a large decked area, mature shrubs and bushed in borders.

This freehold property is ideally located for those seeking a village lifestyle, there is a very popular pub a few minutes walk away, a vibrant village church hall which regularly holds many sociable activities. The property is around 8.3 miles from Morpeth town centre along the B1337 and is surrounded by many other villages offering a large amount of useful amenities.

We advised early inspection of this wonderful home to appreciate the enviable location and the space on offer.



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

# PROPERTY FLOORPLAN



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:

Sitting / Dining Room  
23'9" x 17'8"

Living Room  
18'0" x 16'9"

Kitchen / Diner  
17'6" x 13'7"

Bedroom One  
14'7" x 12'5"

Bedroom Two  
16'7" x 11'11"

Bedroom Three  
12'5" x 11'8"

Bedroom Four  
12'0" x 11'9"

Bathroom  
12'2" x 9'8"

WC  
6'1" x 7'5"

Garage  
17'9" x 14'5"

Cellar  
17'8" x 10'11"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News