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WEAVERS ROAD, MORPETH, NE61

Offers Over £229,950

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Three-bedroom end-terrace home situated on Weavers Road, Morpeth, forming part of a popular modern development built by Barratt Homes on the southern side of the town. The property offers well-balanced accommodation across two floors.

The home features a fitted kitchen with integrated appliances, a spacious lounge-diner with French doors leading to the garden, and three bedrooms to the first floor. The master bedroom benefits from fitted wardrobes and an en-suite shower room, while the family bathroom has been recently updated, creating a comfortable and practical living environment.

Weavers Road is well positioned on the southern side of Morpeth, offering convenient access to the town centre which provides a wide range of shops, cafés, restaurants and leisure facilities. The area is also well served by local schools, transport links and road connections, with Morpeth railway station providing services to Newcastle and beyond.

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The internal accommodation comprises: entrance via a double-glazed door into the main hallway, which provides access to the principal areas of the home. The hallway benefits from useful storage cupboards, wood flooring that continues throughout much of the ground floor, and a convenient ground-floor WC. Stairs rise from here to the first-floor landing. Positioned to the right-hand side of the hallway is the fitted kitchen, which overlooks the front elevation. The kitchen has been enhanced with additional units, providing excellent storage and workspace. It also benefits from a range of integrated appliances including a fridge, freezer, oven, hob, extractor hood, dishwasher and washing machine, while the flooring features a practical tiled-effect finish. To the rear of the property is the main reception room, arranged as a lounge-diner. This is a bright and spacious area with continued wood flooring and French doors that open directly onto the rear garden, allowing for plenty of natural light and creating a pleasant connection to the outdoor space.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The bathroom has recently been updated and includes a bath. The master bedroom benefits from fitted wardrobes and an en-suite shower room with an electric shower, while the second bedroom is a further double and the third is a single bedroom. Loft access is also available from the landing.

Externally, the property benefits from an enclosed rear garden which includes a patio area, lawn and raised beds constructed with railway sleepers, ideal for planting. A second patio area is located at the bottom of the garden, well positioned to enjoy the sun. To the side of the property there is a private driveway providing off-street parking for at least two vehicles.



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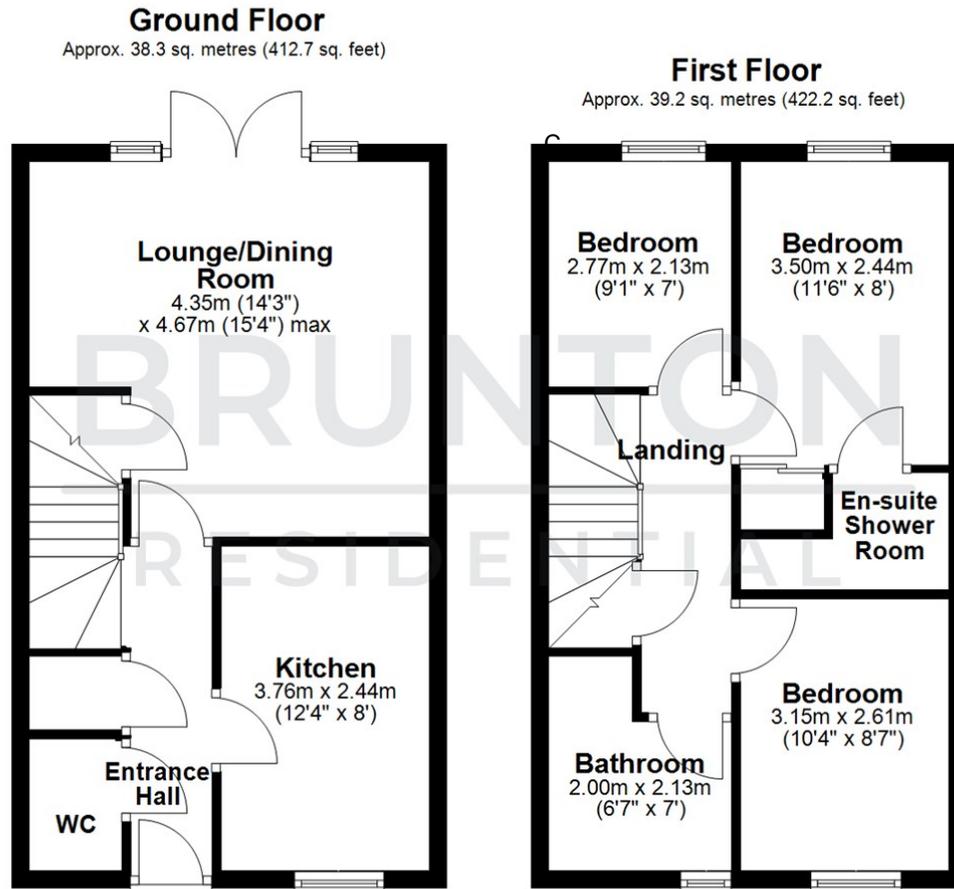
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

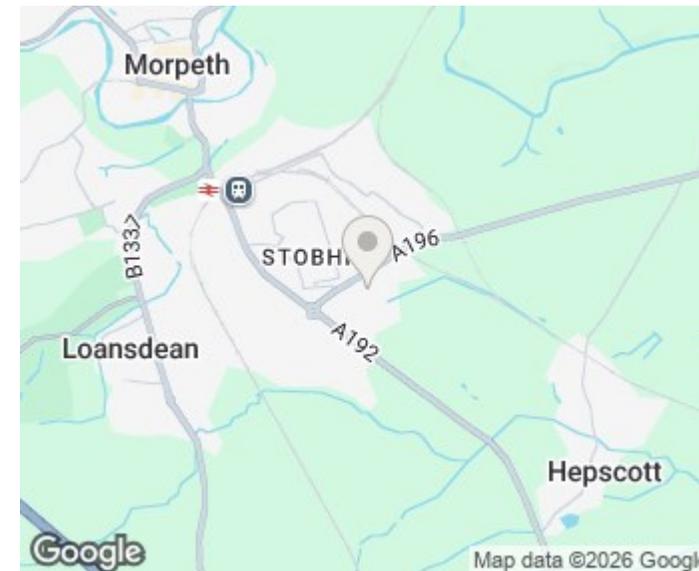
COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 77.6 sq. metres (834.9 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	83
(69-80) C	
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	