Charlton Gardens
Morpeth, NE61 2HG

- THREE BEDROOM
- SEMI DETACHED HOUSE
- GROUND FLOOR STUDY/PLAYROOM
- LARGE REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- SOLAR PANELS

£189,950
**CARLTON GARDENS, MORPETH – THREE BEDROOM – SEMI DETACHED HOUSE – LOUNGE DINER & STUDY/PLAY ROOM – LARGE REAR GARDEN – LOVELY FAMILY HOME**

A three bedroom, semi-detached home situated on Charlton Gardens, Morpeth. The property has been very well cared for by its current owners and offers double glazing, gas central heating by a combi boiler and solar panels for increased energy efficiency. The accommodation itself briefly comprises: - Entrance hall, lounge diner with French doors to the rear garden, study/playroom (converted from garage) and breakfasting kitchen. To the first floor there are three bedrooms and a bathroom/wc. Externally the property has off street parking and a large rear garden. The property is well placed for access into Morpeth Town Centre and Train Station and is within easy reach of Stobhill Gate First School. Early viewing is recommended.

**Entrance Hallway**
Double glazed door to front, stairs to first floor, under stairs cupboard.

**Lounge/Diner 11’04 x 14’02 (3.45m x 4.32m)**
Double glazed window to front, radiator, TV point, decorative fire place. Open plan to dining area.

**Dining Area 9’02 x 10’10 (2.79m x 3.30m)**
Double glazed French doors to garden, radiator.

**Study/Playroom 13’03 x 7’02 (4.04m x 2.18m)**
Double glazed window to front, radiator.

**Kitchen 8’02 x 10’08 (2.48m x 3.25m)**
Fitted with wall and base units roll top work surfaces, sink drainer unit with mixer tap, integrated gas hob and electric double oven, double glazed window to rear, radiator.

**Utility Room**
Double glazed door to rear garden, plumbing for washing machine, radiator.

**Cloaks/wc**
Low level wc, wash hand basin, extractor fan.

**Landing**
Double glazed window to side, cupboard, access to boarded loft.

**Bedroom One 11’09 x 8’02 (3.58m x 2.48m)**
Double glazed window to front, radiator, built in wardrobes to one wall.

**Bedroom Two 10’07 x 9’03 (3.22m x 2.82m)**
Double glazed window to rear, radiator.

**Bedroom Three 7’05 x 8’06 (2.26m x 2.59m)**
Double glazed window to front, radiator.

**Bathroom**
Low level wc, pedestal wash hand basin, panelled bath with electric shower over, two double glazed window to rear, radiator, tiled walls with spot light ceiling, heated towel rail.

**Externally**
The rear of the property has a large rear garden with lawn and patio areas. The front of the property has a block paved drive for off street parking.

Importantly: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.