

Church View, Longhorsley, Morpeth, Northumberland

Offers Over £235,000



Full Description

A well-presented home offering light and bright living. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 3 bedroomed end-terraced property located in the Northumberland village of Longhorsley. This family home features uPVC windows and doors, attractive front and rear gardens, quality white internal doors, electric central heating and all the other usual mains connections. The property also benefits from double driveway parking leading to a single garage which has been converted to offer storage to the front and a utility room to the rear.

Longhorsley has several local amenities including a First School, a village shop and a public house. There are many countryside walks which can be enjoyed within this area of outstanding beauty and the village also benefits from good transport links to the historic market town of Morpeth where there are vibrant shops, pubs, restaurants, a leisure centre and many other facilities. The village is well positioned to access Newcastle to the south or to travel north to Scotland.

Entry is via the front door which opens into an internal porch illuminated beautifully by a window to the side allowing plenty of natural light. From

here, one main door leads to the spacious lounge which features an open staircase, with open area beneath, ascending to the first floor. Bathed in natural light, courtesy of a large window overlooking the front of the property, the lounge is a welcoming room in which to spend time with family and friends.

The kitchen-diner is a good-sized space with French doors overlooking the well-manicured rear garden, views of which can be enjoyed as you sit and dine. The carpet furnishing the dining end of the space adds comfort and works in harmony with the tiled floor within the kitchen which offers a good number of wall and base units with a light-coloured shaker-style door with a pewter handle complemented by a wood-effect work surface and stone-look splashback tiling. There is a bowl and a half ceramic sink, an under bench double oven and a four-burner induction hob beneath a built-in extractor fan. There is space for a free-standing fridge freezer. A window overlooks the rear garden, and further lighting is by way of ceiling spotlights.

A door opens to the utility where there is plumbing and space for a washing machine and space for another appliance beneath the work surface matching that of the kitchen creating a seamless transition between two spaces. A fire door provides convenient access to the storage garage.

Taking the stairs to the first floor, the landing opens out to three double bedrooms and two bathrooms. Loft access is available, and the addition of a light pipe is of benefit in providing further natural illumination.

The primary bedroom is a spacious double room with a window overlooking the front of the property. The ensuite is fully tiled and comprises a large offset quadrant shower cubicle with a waterfall shower head and a separate showerhead within, a close-coupled toilet with a push button, a pedestal wash hand basin, and a chrome heated towel rail ensures added comfort.

Bedroom 2 is a good-sized double offering a built-in wardrobe and a fitted cupboard above the head of the stairs. This restful room also takes advantage of views to the front of the property.

Bedroom 3 is a spacious double featuring a full bank of sliding door wardrobes and a window capturing pleasant views over the rear garden.

The family bathroom is light and airy and is fully tiled creating a crisp and fresh finish. The suite comprises a P-shaped bath with a separate shower over behind a glass screen, a close-coupled toilet with a push button, a pedestal wash hand basin and a designer-looking chrome heated towel rail. A window looking over the rear allows for natural light with ceiling spotlights adding brightness.

Securely fenced to allow children and family pets to play safely, the rear garden is well-manicured and framed by well-planted borders around a central lawned area. The paved patio offers a pleasant place to sit with a cup of coffee or a glass of wine during the warm summer months.

Tenure: Freehold

Council Tax Band: B, £1,813.59 for the 2024/25 financial year
EPC: D

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you

Features

- No chain
- Light and spacious
- Lovely enclosed rear garden
- kitchen/diner
- Walk to bus
- Walk to shop and pub
- Great family friendly location

Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	50
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

