



### 3 bed detached house to buy in

Longhirst Colliery, Longhirst Colliery,  
Morpeth, Northumberland, NE61 3ND

**£350,000**

 x 3  x 2  x 2

Tenure

**Freehold**

### Property features

- ✓ Three Double Bedrooms
- ✓ Large Plot
- ✓ Semi-Rural Location
- ✓ Driveway & Garage
- ✓ EPC Rating E

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

This three-bedroom detached property is ideally located for a tranquil, semi-rural lifestyle.

Longhirst is a small village surrounded by countryside with a village hall, award winning golf course with an on-site pub, and a cricket club, as well as buses which run to nearby towns and villages.

The nearby market town of Morpeth houses a large range of amenities such as, supermarkets, shops, schools and leisure facilities as well as a mainline train station with services running as far as London and Edinburgh.

There are an abundance of days out nearby with the beautiful Northumbrian coast just a short drive away at Cresswell as well as Northumberlandia, Druridge Bay and Alnwick Gardens providing walks and activities for all ages.

The property itself briefly comprises; Entrance porch, spacious lounge, kitchen and a large conservatory, downstairs WC, utility room and double garage to the ground floor. To the first floor are three double bedrooms and a family bathroom. Externally, the property benefits from a spacious plot with a driveway to the front and large enclosed garden to the rear laid with lawn and lined with mature shrubbery and trees, providing the ideal space for outdoor entertaining.

We expect a high level of interest due to the potential this property offers, please contact the office to book a viewing or for more information.

Council Tax Band: D

Tenure: Freehold

Price: £350,000

Property Type: Detached House

USPs: Garden, Requires updating, Chain free

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## Kitchen

Fitted with a range of wall and base units, electric oven and hob, stainless steel sink with mixer tap and tiled floors. A double glazed window to front elevation and a central heating radiator.



## Living Room

Spacious lounge with stairs to the first floor, two large double glazed windows to front elevation, two central heating radiators and carpeted flooring.



## Conservatory

With tiled flooring, doors to the living room, French doors to the rear garden and central heating radiator.



## Downstairs Bathroom

Fitted suite comprising of a WC, hand wash basin and walk in shower, laminate flooring and vinyl wall cladding, as well as a double glazed window.



## Bedroom One

Double bedroom with storage cupboard, double glazed window to front elevation and central heating radiator.



## Bedroom Two

Double bedroom with central heating radiator, double glazed window to front elevation and carpeted flooring.



## Bedroom Three

Double bedroom with carpeted flooring, double glazed window and central heating radiator.



## Bathroom

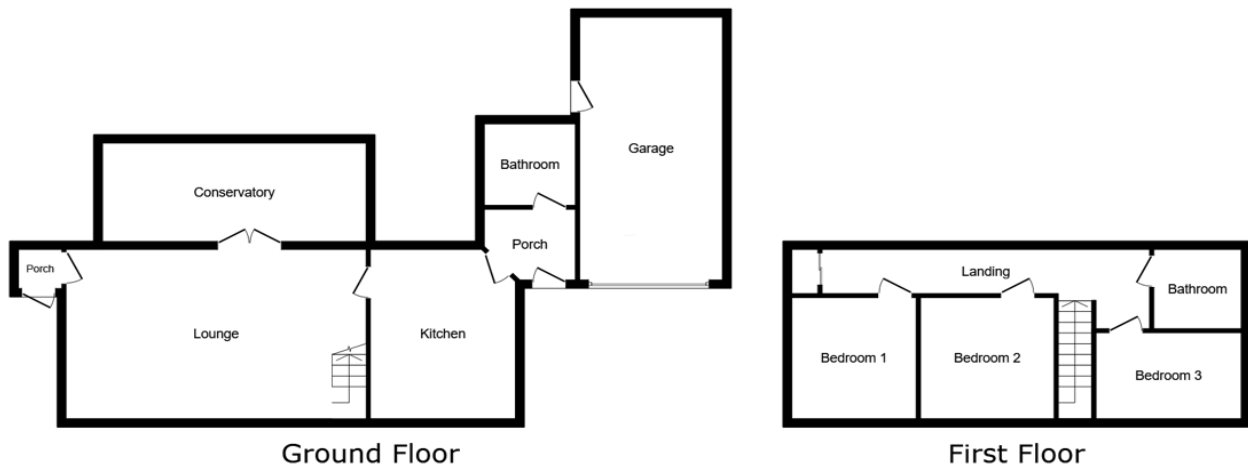
Fitted suite comprising of WC, hand wash basin and bath with shower over, tiled flooring and vinyl wall and ceiling cladding.



## External

To the front of the property is a driveway and large garage. To the rear is an expansive garden, laid with lawn and a patio area, ideal for outdoor entertaining, and lined with mature trees and shrubs for maximum privacy.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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