



ALISTAIR HARPER POWERED BY **exp** TM UK

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36 Castle Way, Pegswood, Morpeth

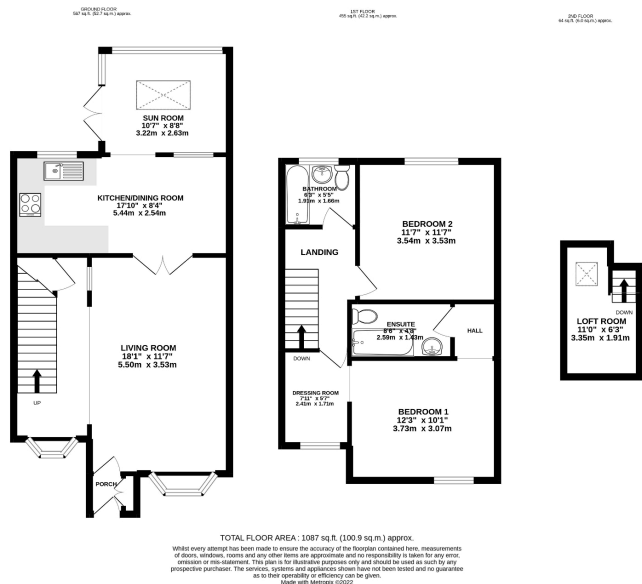
Offers Over £140,000

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- Please Quote Ref: AH0284 For All Enquiries
- Two Double Bedrooms
- Dressing Room To Master Bedroom
- Impressive Kitchen/Diner With Sun Room Beyond
- Two Car Driveway
- Extended Semi-Detached Home
- Two Full Bathrooms
- Substantial Living Room
- Enclosed South Facing Garden
- A Complete One-Off

Located within a quiet cul-de-sac in the old mining village of Pegswood, we have this rather unique two double bedroom home that has been extended to create some pretty impressive internal proportions and space throughout. Key highlights of the property include an extended kitchen/diner, a large open living space across the front of the home, plus an extended sun room to the rear that overlooks and grants access to the enclosed South facing garden. At first floor level there are two double bedrooms (one with its own dressing room) two full bathrooms, one of which is the en-suite to master, as well as drop down ladder access to two separate loft spaces. This property is beautifully presented throughout and we think you'll struggle to find a more impressive two bedroom home for the money locally. Please get in touch with Alistair & Laura to confirm viewing access arrangements as soon as you can.



20/04/2022, 11:11 Energy performance certificate (EPC) - Final on energy certificate - G20/21K

Energy performance certificate (EPC)		
36, Castle Way Highwood MOSFETH NEST GAY	Energy rating C	Valid until: 17 August 2027 Certificate number 8035-1535-7329-6597-8833
Property type		Semi-detached house
Total floor area		89 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/government/publications/energy-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60