



**13 Davison Avenue**  
**Felton**







13 Davison Avenue, Felton, Morpeth, Northumberland, NE65 9NH

Guide Price £175,000

Three bedroom semi detached home, enjoying a pleasant position within the popular village of Felton. The property has been modernised and extended in recent years, with the additional of a generous garden, from which to enjoy the large mature gardens with open aspect beyond. There is ample driveway parking extending from the front to the side of the property, along with storage by means of large timber shed.

The village of Felton is popular for the acclaimed Running Fox tea rooms, whilst offering local First School, Doctors Surgery, Village Hall and Church, alongside Public House, local Gallery and Village Shop with Post Office, and is ideally positioned for access to main A1 leading north to the market town of Alnwick, or South to Morpeth and beyond to Newcastle City Centre.

Entrance hall with stairs to first floor | Ground floor wc | Fitted kitchen in a modern shaker style, including integrated fridge/freezer. Lounge which has traditional inset wood burning stove with timber mantle, and offers dual aspect via window to the front, and access doors from the rear to the garden room | Generous garden room, which has French door to the rear decking and garden beyond, as well as additional internal door to the kitchen | From the first floor landing - Shower room/wc | Two double bedrooms to the rear | Spacious single bedroom, currently fitted out as a study with shelving and storage | Externally, driveway provides ample off road parking, with landscaped, gravelled and paved garden to the front. Access gate to the rear garden, which is generous and mature, laid to lawn with well stocked borders, insets and raised, as well as decking area idea for outdoor dining.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: A | EPC: D







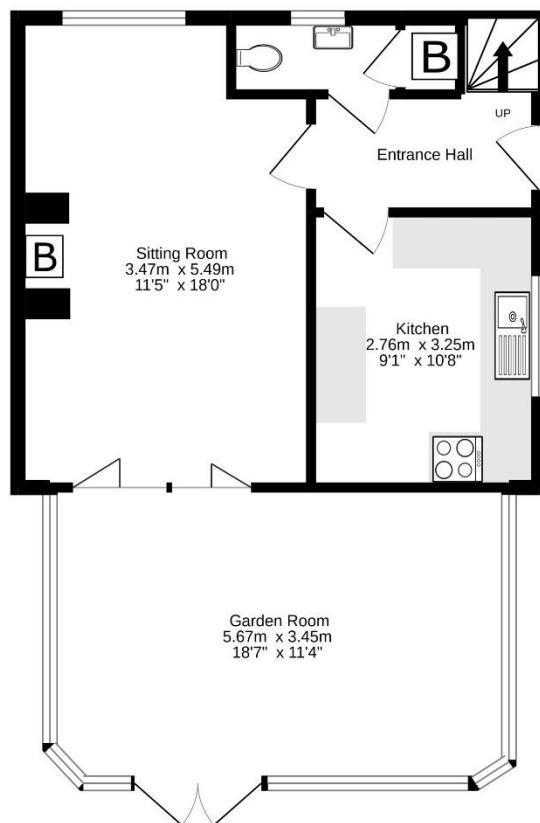




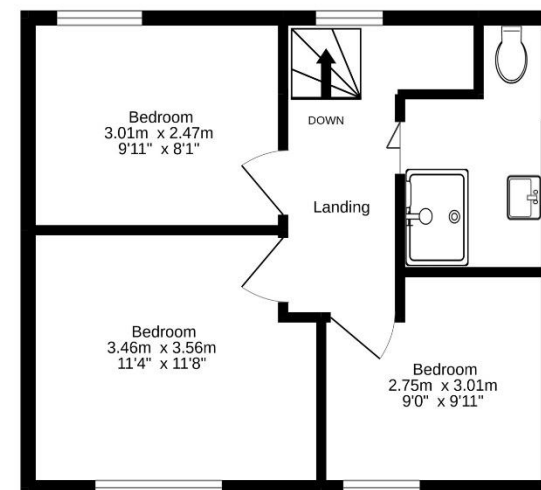




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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