

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

65 GREEN LANE MORPETH NORTHUMBERLAND NE61 2HB



- Three Bedroom Semi Detached
- Garage & Gardens
- Double Glazing & Gas CH
- Tenure: Freehold

- Available With No Chain
- Conservatory
- EPC Rating: E
- Council Tax Band C

Price £210,000

65 GREEN LANE MORPETH NORTHUMBERLAND NE61 2HB

A three bedroom, semi detached home situated on Green Lane, Morpeth. The property is available with no upper chain and the accommodation briefly comprises of:- Entrance hall, lounge, dining room, conservatory, kitchen and utility room to the ground floor. To the first floor there are three bedrooms and a shower room/wc. Externally the property has a good size rear garden, front garden garage and driveway for off street parking. Having been very well looked after, the property has double glazing, gas central heating and is now ready to be updated to individual requirements.

Green Lane is located towards the outskirts of Morpeth Town Centre and is conveniently positioned for access to local amenities within Stobhill including Sainsburys Local, community shops, Stobhill Gate First School and Morpeth Train Station. Further amenities including schooling for all ages, shopping, cafes, bars and restaurants along with health and leisure facilities are all within good proximity within the Town Centre itself.

ENTRANCE HALL

Entrance door to the front leading to an entrance hall with stairs to the first floor and under stair cupboard and a radiator.

LOUNGE

11'4" x 14'7" into alcoves (3.46 x 4.47 into alcoves)

Maximum Measurements.

Double glazed window to the front, radiator and a decorative fireplace to chimney breast. Sliding doors to the dining room.



DINING ROOM

9'3" x 11'0" (2.83 x 3.36)

Accessed through sliding doors from the Lounge and has double glazed patio doors leading to the conservatory and a radiator.



CONSERVATORY

11'5" x 9'2" (3.5 x 2.80)

Double glazed windows with door leading to the rear garden, tiling to floor.



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KITCHEN

8'2" x 10'9" (2.49 x 3.3)

Fitted with wall and base units with roll top work surfaces and 1.5 sink drainer unit with mixer tap. Double glazed window to rear, radiator and door to utility room.



UTILITY ROOM

Providing access to the garage and the rear garden, plumbing for washing machine and a floor standing gas central heating boiler.

FIRST FLOOR LANDING

Double glazed window to side, access to the loft.

BEDROOM ONE

11'8" x 11'8" (3.56 x 3.57)

Maximum Measurements into alcoves.

Double glazed window to the front and a radiator.



BEDROOM TWO

9'3" x 10'8" (2.83 x 3.26)

Measurement excludes door recess.

To the rear elevation with a double glazed window and radiator.



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BEDROOM THREE

7'7" x 8'7" (2.32 x 2.63)

Measurement includes area over stairs.

Double glazed window to the front, radiator.



SHOWER ROOM/WC

Comprising of a wc, wash hand basin and an electric shower in cubicle. Tiling to both walls and floor, double glazed window to the rear and a heated towel rail.



EXTERNALLY

The rear of the property has a good size garden, mainly lawned with established hedgerows. The front of the property has a lawned garden and a driveway providing off street parking and access to the garage.



GARAGE

Single attached door with up and over door, power and lighting and can also be accessed from the utility room.

GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

TENURE & COUNCIL TAX BAND

We have been advised that the property is Freehold. We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

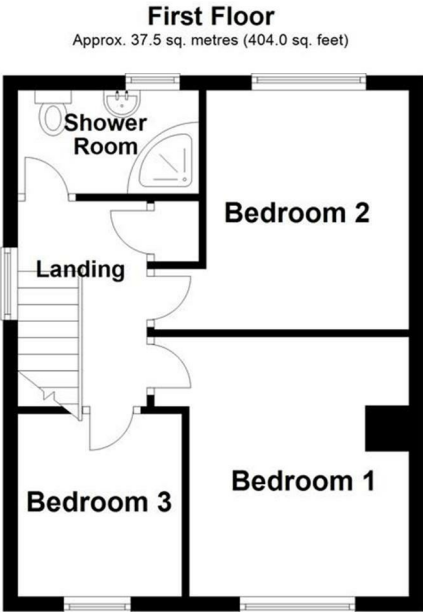
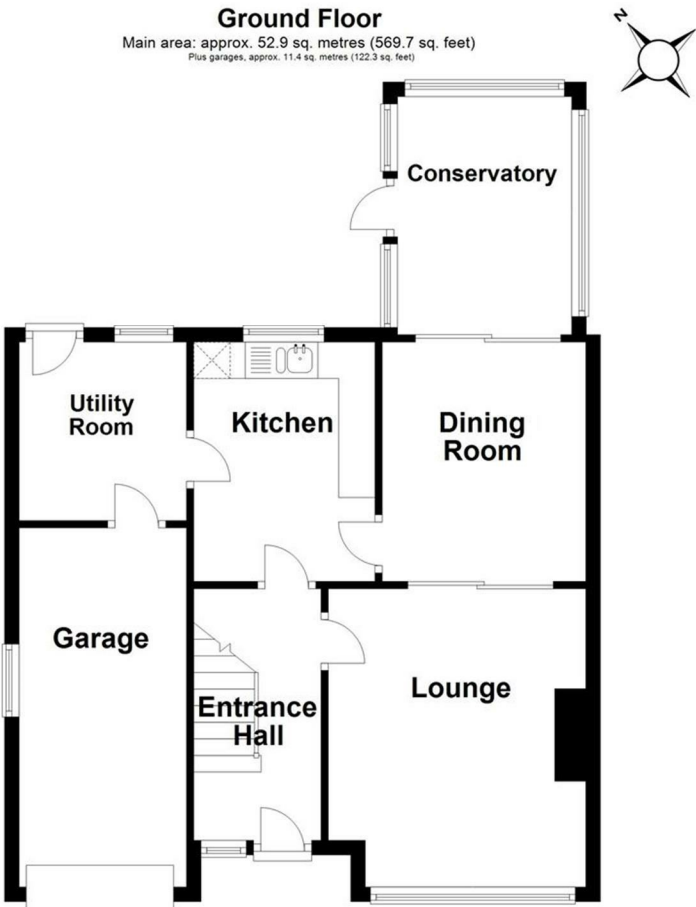
Council Tax Band C taken from gov.uk March 2023

VIEWING ARRANGEMENTS

65 GREEN LANE MORPETH NORTHUMBERLAND NE61 2HB

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533


27C23AOAO




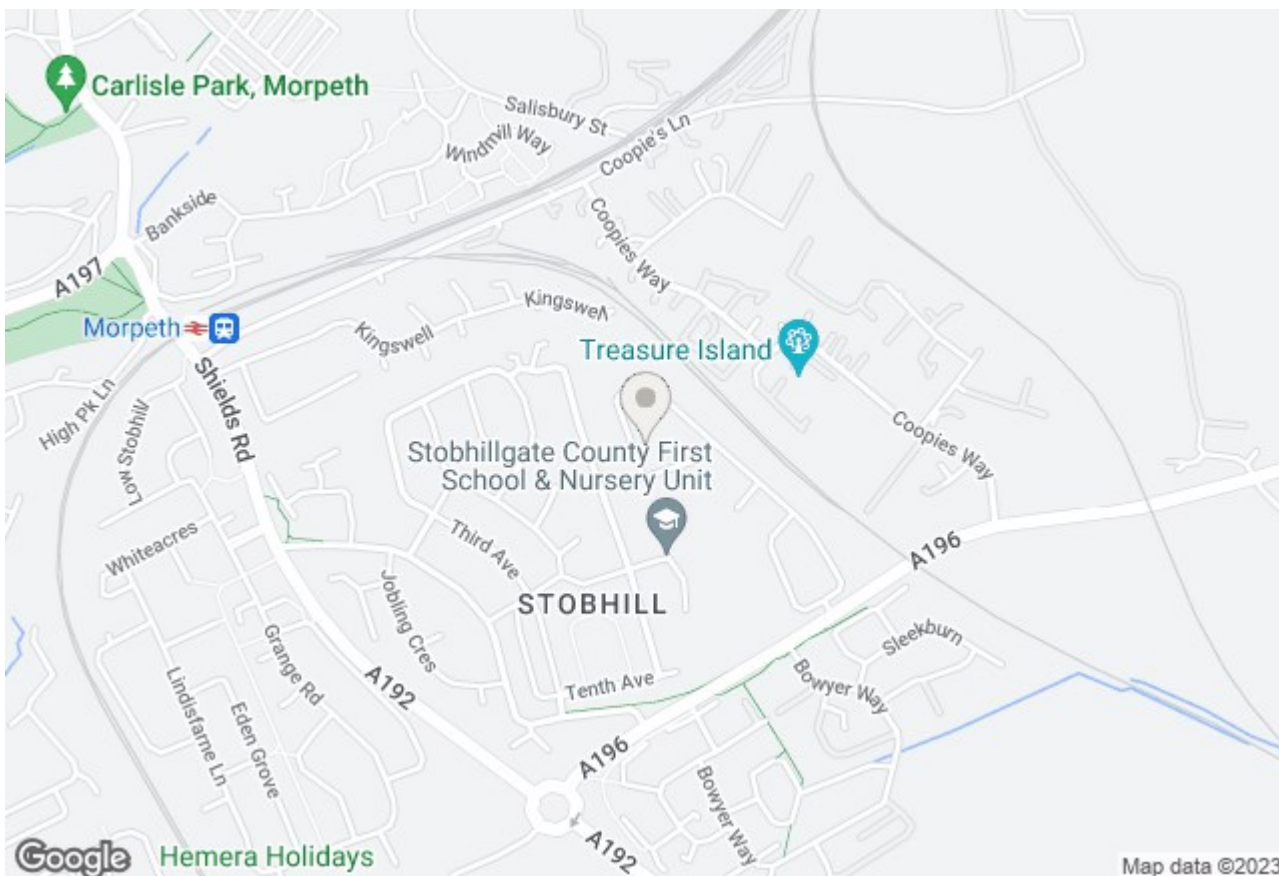
Main area: Approx. 90.5 sq. metres (973.7 sq. feet)
Plus garages, approx. 11.4 sq. metres (122.3 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

65 Green Lane

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



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