

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**JOBLING CRESCENT MORPETH NE61 2RY**



- Three Bedroom Terrace
- Large Rear Garden
- EPC: C
- Council Tax Band: A

- Available With No Chain
- Close To Amenities
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage, & Sewerage

**Offers Over £150,000**

## JOBLING CRESCENT MORPETH NE61 2RY

A three bedroom mid terrace home located on Jobling Crescent, Stobhill, Morpeth, offered to the market with no upper chain. This property presents an excellent opportunity for buyers looking to modernise and update to their own taste, making it ideal for a range of purchasers including first time buyers, landlords, or owner occupiers.

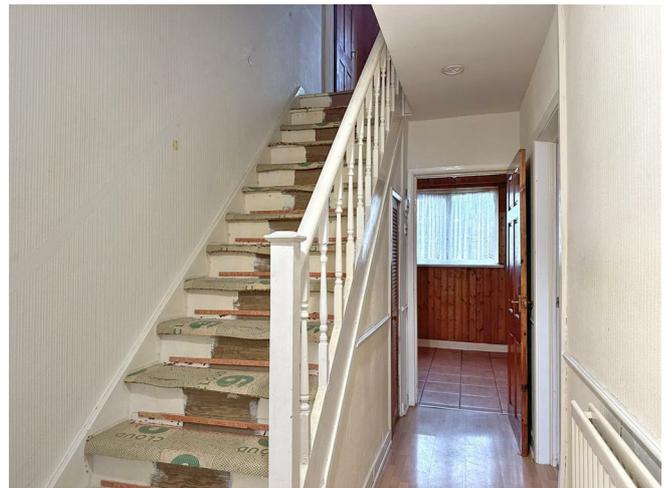
The accommodation has double glazing and gas central heating via a combi boiler and briefly comprises: entrance hall, spacious lounge, kitchen/diner, rear utility area and ground floor WC. To the first floor there are three bedrooms and a family bathroom/WC. Externally, the property benefits from gardens to both the front and rear.

Situated in the popular Stobhill area of Morpeth, the property is conveniently located close to a range of local amenities, including a Sainsburys local, Stobhillgate First School, pharmacy, community shops and regular bus services. Morpeth town centre is just a short distance away, offering a wider variety of independent boutiques, supermarkets, cafés, bars, and restaurants, as well as the popular Sanderson Arcade shopping centre.

For commuters, there are excellent transport links, with Morpeth Train Station nearby providing direct services to Newcastle and beyond, and easy road access via the A1 for travel throughout the region.

### ENTRANCE HALL

Entrance door to the front, radiator and stairs to the first floor.



### LOUNGE

13'1" x 12'8" max (3.99 x 3.88 max)

Measurement taken into alcoves

Double glazed window to the front, radiator, laminate floor and an electric fire in decorative surround.



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## KITCHEN DINER

7'7" x 20'6" (2.32 x 6.26)

Fitted with a range of wall and base units with roll top work surfaces, with sink drainer unit with mixer tap. Two double glazed windows to the rear, radiator and tiled flooring.



## ADDITIONAL IMAGE



## REAR LOBBY & UTILITY

Accessed from the kitchen and provides an external door to the side to the rear garden, a door to the alley way shared with the neighbouring property. There is also a storage cupboard and a utility room with a ground floor wc.



# JOBLING CRESCENT MORPETH NE61 2RY

## UTILITY



## FIRST FLOOR LANDING

Built in storage cupboard.

## BEDROOM ONE

14'9" x 10'4" (4.52 x 3.15)

Double glazed window to the front, radiator



## BEDROOM TWO

8'7" x 14'9" (2.64 x 4.5)

Double glazed window to the rear, radiator, built in cupboard and laminate floor.



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## BEDROOM THREE

11'1" x 7'8" (3.39 x 2.35)

Double glazed window to the front, radiator and built in storage cupboard over the stairs.



## BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath. Double glazed window and radiator.



## EXTERNALLY

The rear of the property has a large rear garden, mainly lawned with established shrubs and trees.

The front of the property has a smaller garden with gravelled and paved areas.



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## ADDITIONAL IMAGE



## GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

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

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

## MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information, but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply -Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker November 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 12 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps Good

Mobile & Data - Likely with Three, EE, O2, & Vodafone (Ofcom Broadband & Mobile Checker November 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker November 2025).

Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker November 2025).

Planning Permission - There is currently two active planning permissions for Jobling Crescent. For more information please visit: <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked November 2025).

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

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# JOBLING CRESCENT MORPETH NE61 2RY

## TENURE & COUNCIL TAX BAND

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.

There are no estate charges payable for Jobling Crescent, Morpeth.

Council Tax Band: A (Source gov.uk Checked November 2025).

## MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

## FLOOR PLAN

This plan is not to scale and is for identification purposes only.

## 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.

## VIEWING ARRANGEMENTS

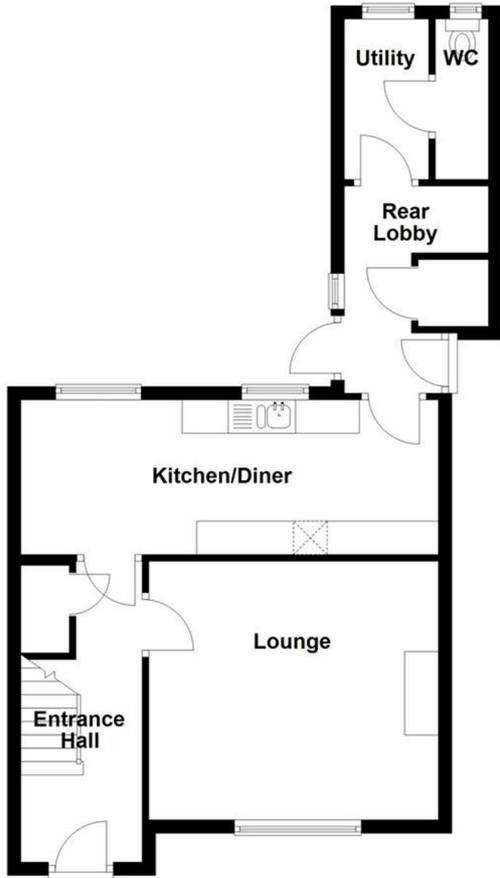
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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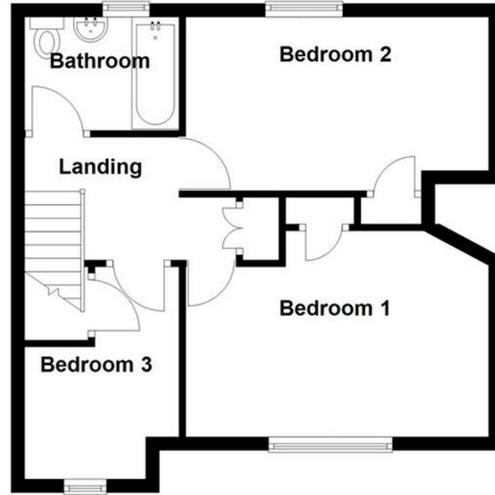
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# JOBLING CRESCENT MORPETH NE61 2RY

## Ground Floor



## First Floor



Main area: Approx. 84.4 sq. metres (909.0 sq. feet)

Plus outbuildings, approx. 10.8 sq. metres (116.0 sq. feet)

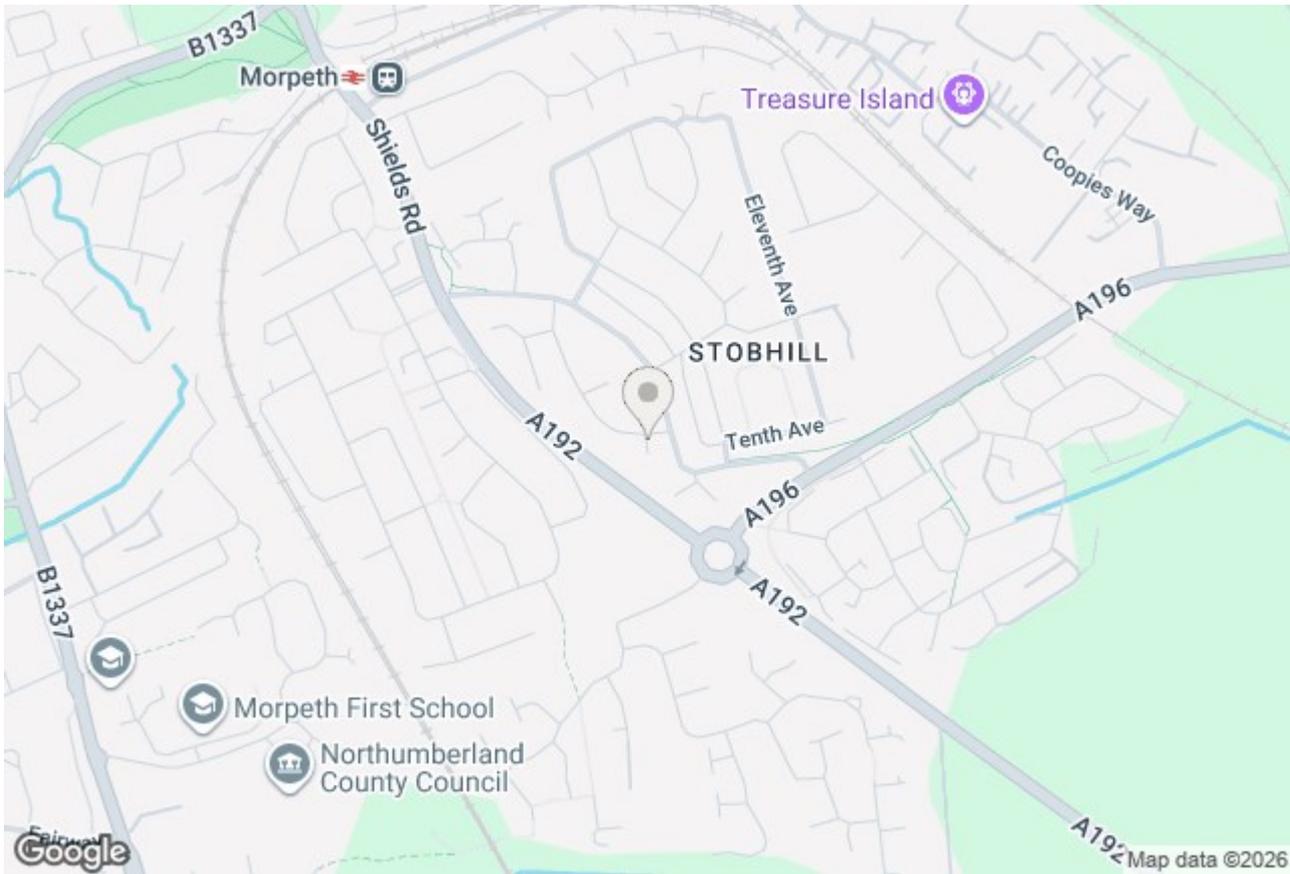
**Jobling Crescent**

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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



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