

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**34 MIDDLEGATE LOANSDEAN MORPETH NORTHUMBERLAND NE61 2DD**



- Extended Three Bedroom
- Ready For Refurbishment
- Sought After Location
- Council Tax Band D

- No Upper Chain
- Gardens & Garage
- EPC Rating D
- Freehold

**Offers Over £250,000**

## 34 MIDDLEGATE LOANSDEAN MORPETH NORTHUMBERLAND NE61 2DD

An extended, three bedroom home situated in the sought after area of Loansdean, Morpeth. The property is available with the advantage of no further chain and is ready to be updated to its next owners requirements. The accommodation has double glazing where stated and gas central heating via a combi boiler. Briefly comprising:- Entrance porch leading to entrance hallway, open plan lounge diner, conservatory, breakfast room with access to a rear lobby with a ground floor shower room/wc and a kitchen to complete the ground floor accommodation. To the first floor there are three bedrooms, one of which is part of the extension and accommodates a bedroom and separate dressing room/study area and a bathroom/wc. Externally the property has a good sized rear garden and a double driveway to the front for off street parking.

Loansdean is in high demand with a variety of purchasers, especially families as it is well placed for access to Morpeth First School. It is within convenient proximity to Morpeth Town Centre and has convenient access to the A1 through Clifton. Local amenities also include a co-op, bakers and public transport connections.

Viewing is highly recommended to fully appreciate the potential of this property.

### ENTRANCE PORCH

Double glazed entrance door and double glazed windows. Tiled floor and inner door leading to hallway.

### ENTRANCE HALL

Stairs leading to first floor with understair cupboard and radiator.

### LOUNGE DINER

10'7" x 21'1" (3.23m x 6.43m)

Measurement taken into bay window.

The lounge area has a double glazed bay window to front, radiator and gas fire with decorative surround. the dining area has patio doors leading to the conservatory and a radiator.



### CONSERVATORY

9'10" x 8'9" (3.02 x 2.68)

Hardwood construction with double glazed windows and door leading to rear garden.



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## BREAKFAST ROOM

7'0" x 8'1" (2.15 x 2.48)

A smaller, versatile space with a built in storage cupboard, wall mounted Baxi boiler and provides a door to the rear lobby and open plan access to the kitchen.



## KITCHEN

12'9" x 11'9" (3.91 x 3.59)

Fitted with a range of wall and base units with roll top work surfaces, sink with drainer unit with mixer tap, space for cooker, fridge and freezer and plumbed for washing machine. Radiator, double glazed window to rear and external door leading to rear garden.



## FIRST FLOOR LANDING



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## BEDROOM ONE

15'8" x 12'4" (4.8 x 3.76)

Measurements taken into bay and exclude wardrobes. Fitted wardrobes and storage cupboard, radiator and double glazed bay window to front.



## BEDROOM TWO

9'8" x 8'5" (2.96 x 2.59)

Radiator and single glazed window to rear.



## BEDROOM THREE

An extended room with a useful study area/dressing room to the front and bedroom area to the rear.

### STUDY AREA/DRESSING ROOM

18'3" x 6'7" (5.57 x 2.01)

Double glazed window to front, radiator and steps up leading to larger bedroom area



## BEDROOM

12'2" x 11'9" (3.71 x 3.59)

Radiator and double glazed window to rear.



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## BATHROOM

Fitted with a low level W.C., pedestal hand wash basin, panelled bath with taps. Built in storage cupboard, heated towel rail, loft access and single glazed window to rear.



## EXTERNAL

The rear of the property has a good size, enclosed garden with a variety of lawn, patio and planted areas. The front of the property has a patterned concrete driveway for off street parking and access to the garage.



## 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.

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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## GARAGE

Single integrated garage with up and over door, power and lighting. There is also access

### 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>		
(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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