

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**CROWN STREET MORPETH NE61 1UL**



- Three Bedroom Terrace
- Town Centre Location
- Updating Required
- Council Tax Band B
- Services: Mains Gas, Water, Electric & Drainage

- Available With No Chain
- Double Glazing, Gas CH & Solar Panels
- EPC: TBC
- Tenure: Freehold

**Price £175,000**

# CROWN STREET MORPETH NE61 1UL

A three bedroom mid terrace home located on Crown Street in Middle Greens, right in the heart of Morpeth. Offered with no upper chain, this property is ready to be updated to individual tastes and offers excellent potential. The accommodation benefits from double glazing, gas central heating and fitted solar panels, and briefly comprises: entrance hall, lounge, dining room and kitchen to the ground floor; three bedrooms (one with an attached dressing area/walk-in wardrobe) and a bathroom/WC to the first floor. Externally there is a small garden to the front and an enclosed rear yard. Morpeth is a thriving market town with a wide range of local amenities including shops, supermarkets, cafés, restaurants, weekly markets and leisure facilities, as well as parks and riverside walks providing scenic outdoor space. The town also offers excellent transport links, with Morpeth railway station on the East Coast Main Line providing regular services to Newcastle, Edinburgh and beyond, and a busy bus station with services to nearby towns and Newcastle. Road access is convenient with the A1 close by, making commuting and regional travel straightforward.

## ENTRANCE HALL

Entrance door to the front leading to a hallway with radiator and stairs to the first floor.

## LOUNGE

15'4" x 12'1" mx (4.68 x 3.69 mx)

Maximum Measurements

Double glazed bay window to front, radiator and a gas fire in decorative surround.



## ADDITIONAL IMAGE



## DINING ROOM

10'1" x 16'5" (3.09 x 5.01 )

Measurement excludes alcove.

Double glazed window to the rear, radiator and a gas fire in decorative surround.



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## KITCHEN

14'2" x 6'10" (4.33 x 2.1)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated oven and hob with extractor hood. Plumbing for washing machine or dishwasher. Double glazed window to the side and an external door to the rear yard.



## FIRST FLOOR LANDING

### BEDROOM ONE

12'4" x 12'1" max (3.78 x 3.7 max)

Maximum Measurements.

Double glazed window to the front, radiator and a door providing access to a dressing room/walk in wardrobe.



## ADDITIONAL IMAGE



# CROWN STREET MORPETH NE61 1UL

## BEDROOM TWO

10'5" x 9'4" (3.19 x 2.85)

Double glazed window to the rear, radiator.



## BEDROOM THREE

11'3" x 6'11" (3.45 x 2.12)

Double glazed window to the rear, radiator.



## BATHROOM/WC

Fitted with a wash hand basin, wc, and a panelled bath with an electric shower over. Double glazed window to the rear, radiator.



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## EXTERNALLY

The front of the property has a small garden and to the rear there is an enclosed yard.



## FLOOR PLAN

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

## 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.

## 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.

## MATERIAL INFORMATION

The property is offered for sale on a sold as seen basis. In line with Trading Standards guidance, limited information is available in respect of the property, including matters falling within Parts A, B and C of the Material Information. Prospective purchasers are encouraged to make their own enquiries, carry out any inspections they feel appropriate, and seek professional advice to ensure the property meets their requirements prior to proceeding with a purchase.

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 and Mobile -

(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - Low. Surface Water - Very Low .

Planning Permission -

Coalfield & Mining Areas - Yes

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## TENURE

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.


## VIEWING ARRANGEMENTS

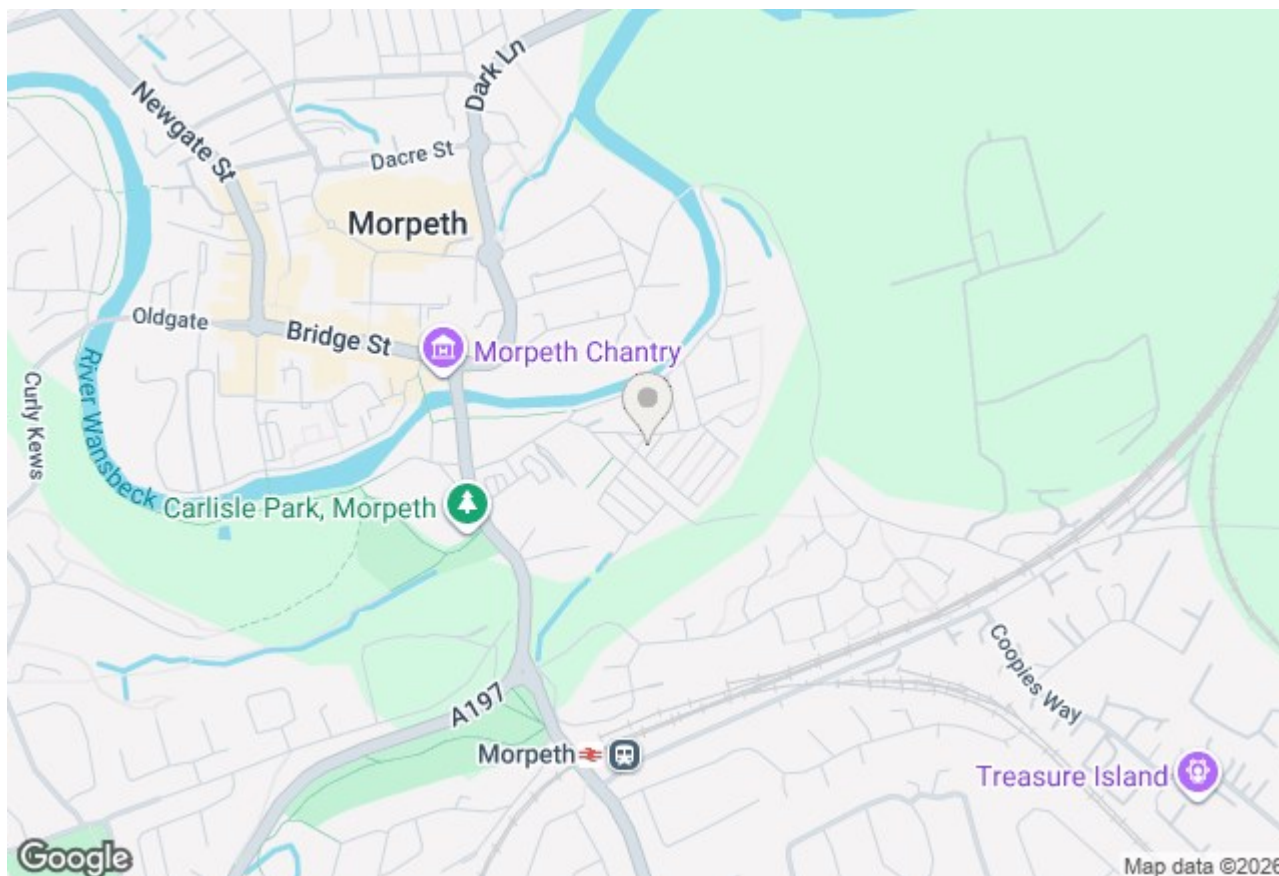
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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