

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**WHITEFIELD CRESCENT PEGSWOOD MORPETH NE61 6SG**



- Three Bedroom Semi Detached
- Double Glazing
- Ideal FTB or Buy To Let
- Council Tax Band: A
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- No Upper Chain
- Close To Amenities
- EPC: D
- Tenure: Freehold

**Price £110,000**



# WHITEFIELD CRESCENT PEGSWOOD MORPETH NE61 6SG

This well proportioned three bedroom semi detached home is offered to the market with no onward chain, making it an excellent opportunity for first time buyers or investors. The property has double glazing, gas central heating and briefly comprises: entrance hall, spacious lounge, kitchen/diner, first floor landing, three bedrooms and a bathroom/WC. Externally, there is a small garden to the front and a lane at the rear providing parking.

Located in the popular village of Pegswood, the property benefits from a range of local amenities including a convenience store, a primary school, doctors surgery and public transport links including a train station offering limited connections to Newcastle and beyond, a wider service is available in Morpeth. For a wider selection of shops, supermarkets, bars, restaurants, and leisure facilities, nearby Morpeth and Ashington town centres are just a short drive away.

This home presents a fantastic opportunity for those looking to step onto the property ladder or for landlords seeking a ready to let investment.

## ENTRANCE HALL

Entrance door to the front leading to a hallway with stairs to the first floor, understair storage cupboard and radiator.



## LOUNGE

15'5" x 12'9" (4.72 x 3.89)

A spacious main reception room with double glazed windows to the front and rear, radiators and an electric fire in decorative surround.



## ADDITIONAL IMAGE



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## KITCHEN DINER

16'0" x 8'4" (4.88 x 2.56 )

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit and mixer tap. Double glazed window and external door to rear.



## ADDITIONAL IMAGE



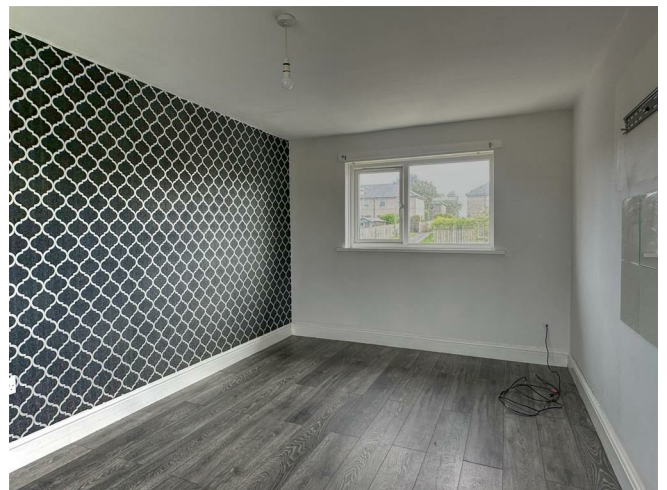
## FIRST FLOOR LANDING

Double glazed window to the front, radiator.

## BEDROOM ONE

15'7" x 9'1" (4.75 x 2.78 )

Double glazed windows to the front and rear, radiators.



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## BEDROOM TWO

3.87 x 2.59

Double glazed window to the rear, radiator.



## BEDROOM THREE

9'11" x 6'7" (3.03 x 2.01 )

Double glazed window to the side, radiator.



## BATHROOM/WC

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



## EXTERNALLY

The front of the property has a small front garden and to the rear, a paved area with access to the rear with on street parking.

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## 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 CH

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker September 2025).  
Broadband Type Highest available download speed Highest available upload speed Availability  
Standard 6 mbps 0.7 mbps Good  
Superfast 80 mbps 20 mbps Good  
Ultrafast 1000 mbps 1000 mbps Good

Mobile & Data - O2 82%, EE 79%, Three 66%, Vodafone 66% (Ofcom Broadband & Mobile Checker September 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 September 2025).  
Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker September 2025).

Planning Permission - There is currently no active planning permissions for Whitefield Crescent. For more information please see –

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.

## 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 Whitefield Crescent.

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

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# WHITEFIELD CRESCENT PEGSWOOD MORPETH NE61 6SG

## 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

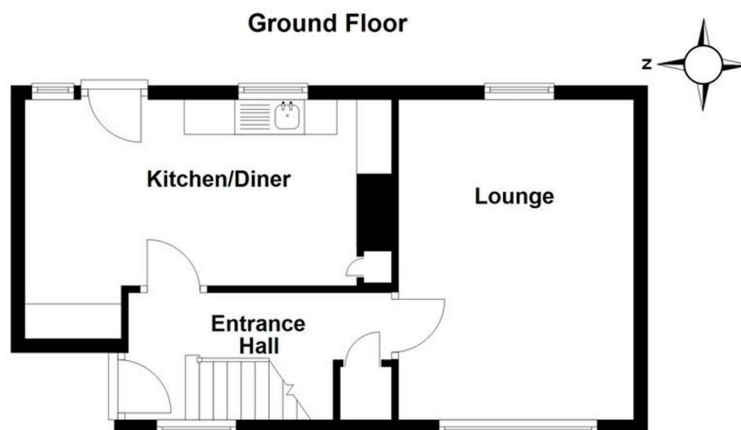
This plan is not to scale and is for identification purposes only.

## 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.

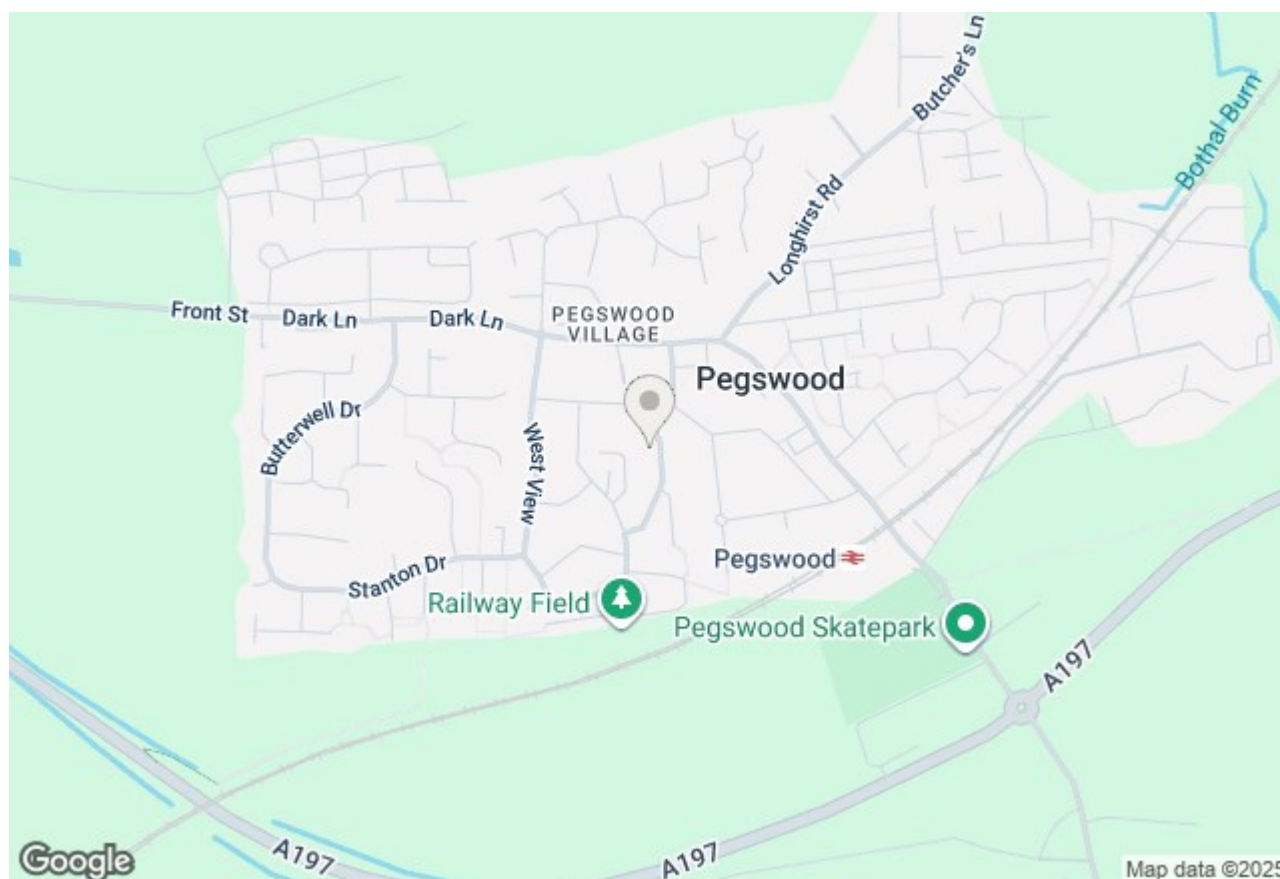
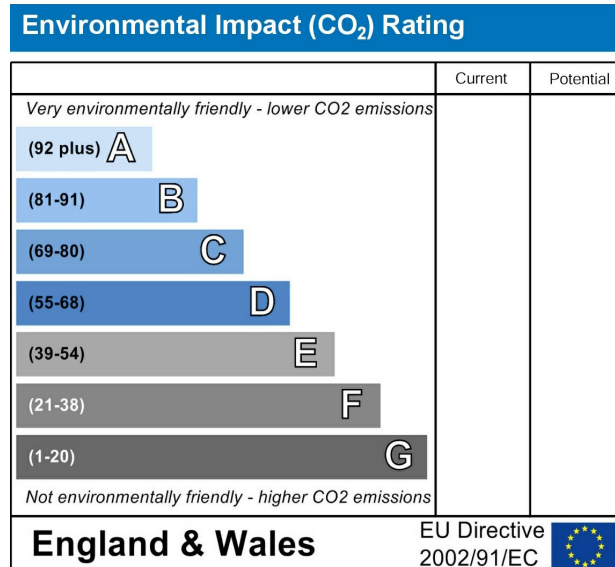
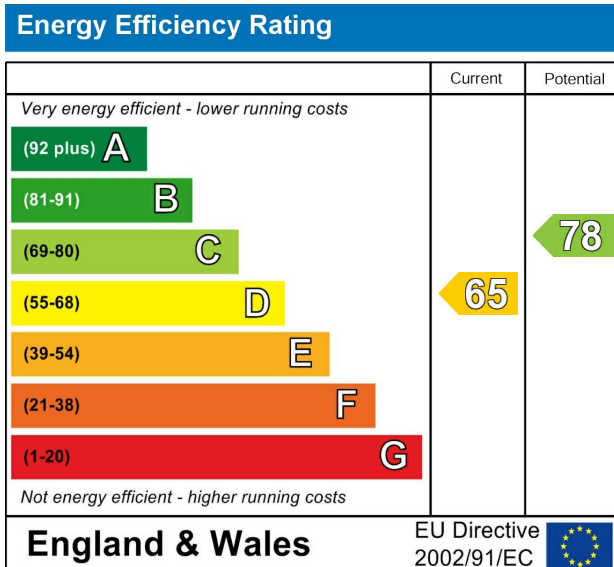
## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533



Total area: approx. 77.8 sq. metres (837.3 sq. feet)

**Whitefield Crescent, Pegswood**



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