

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**54 ABBOTS WAY MORPETH NE61 2LZ**



- Three Bedroom Semi Detached Home
- Double Glazing & Gas Central Heating
- Excellent First Time Buy
- Council Tax: A
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Modern Kitchen & Bathroom
- Off Street Parking
- Energy Rating: C
- Tenure: Freehold

**Price £195,000**

# 54 ABBOTS WAY MORPETH NE61 2LZ

A very well presented and updated three bedroom semi detached home situated on Abbots Way Morpeth. The property is conveniently situated for local amenities within Kirkhill including Abbeyfields First School, community shops and public transport links to Newcastle and Morpeth Town Centre. The accommodation has double glazing, gas central heating via a combi boiler and briefly comprises: Entrance hall, lounge and modern kitchen diner with French doors to rear garden. On the first floor there are three bedrooms, the main bedroom having fitted wardrobes, and a recently updated shower room/w.c. Externally there is a pleasant enclosed rear garden and a gravelled drive to front with parking for two cars. Ideally suited to first time buyers and those looking for a property convenient to the town centre we recommend viewing at the earliest opportunity.

## ENTRANCE HALL

Double glazed entrance door to front, laminate flooring, radiator, and stairs to first floor.



## LOUNGE

12'6" x 12'11" *into alcoves* (3.82 x 3.94 *into alcoves*)

Double glazed bow window to the front, radiator, living flame gas fire in decorative fire surround, and T.V. point.



## KITCHEN DINER

18'11" max x 9'11" (5.78 max x 3.03)

Fitted with a range of wall and base units with roll top work surfaces with integrated oven, hob and extractor hood, space for washing machine, fridge freezer and microwave behind units, and one and a half bowl single drainer sink unit with mixer tap. The kitchen area has a double glazed window to the rear, double glazed door to the side and an under stair cupboard. The dining area has double glazed French doors to the rear garden, tiled floor and a radiator.



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## KITCHEN DINER



## DINING AREA



## FIRST FLOOR

### LANDING

Access to loft (partially boarded), double glazed window to the side, and fitted cupboard housing Baxi combi boiler.

### BEDROOM ONE

12'4" into alcove x 8'3" excluding wardrobes & alc (3.78 into alcove x 2.54 excluding wardrobes & alc)

Double glazed window to the front, radiator, and fitted mirrored wardrobes.



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## BEDROOM TWO

11'1" x 9'10" + door recess (3.38 x 3.01 + door recess)

Double glazed window to the rear, and radiator.



## BEDROOM THREE

8'5" x 8'2" (2.58 x 2.5)

Double glazed window to the front, and radiator.



## BATHROOM/W.C.

Fitted with a close coupled W.C., pedestal wash hand basin, walk in mains shower with glass screen, double glazed window to the rear, heated towel rail, tiled floor, part tiled walls and extractor fan.



## EXTERNALLY

The front of the property has a gravelled drive with parking for two cars. The rear of the property has an enclosed garden, lawned with a laid patio area and shed for storage.



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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

Broadband and Mobile - Available - Including Ultrafast broadband. Mobile - Available/Limited with some suppliers. Ofcom Broadband & Mobile Checker May 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Low Risk. Checked May 2024 gov.uk

Planning Permission - There are four current active planning permissions for Abbots Way. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked May 2024.

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 have been advised that the property is Freehold however 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 - A - taken from gov.uk May 2024 Local Authority - Northumberland County Council.

## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

## PLEASE NOTE:

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

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## GOOGLE MAPS - GENERAL NOTE

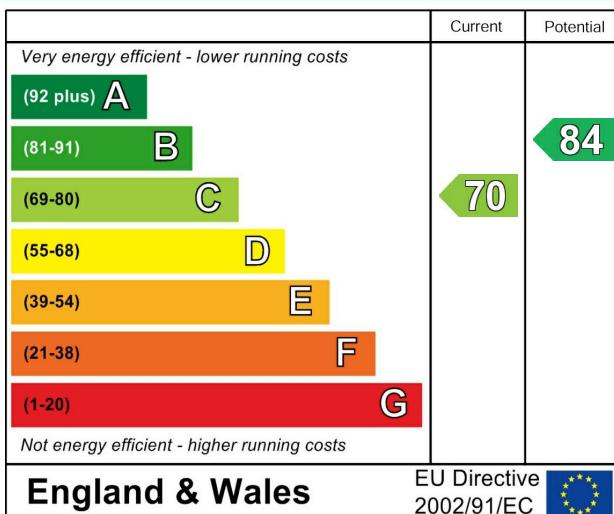
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## VIEWING ARRANGEMENTS

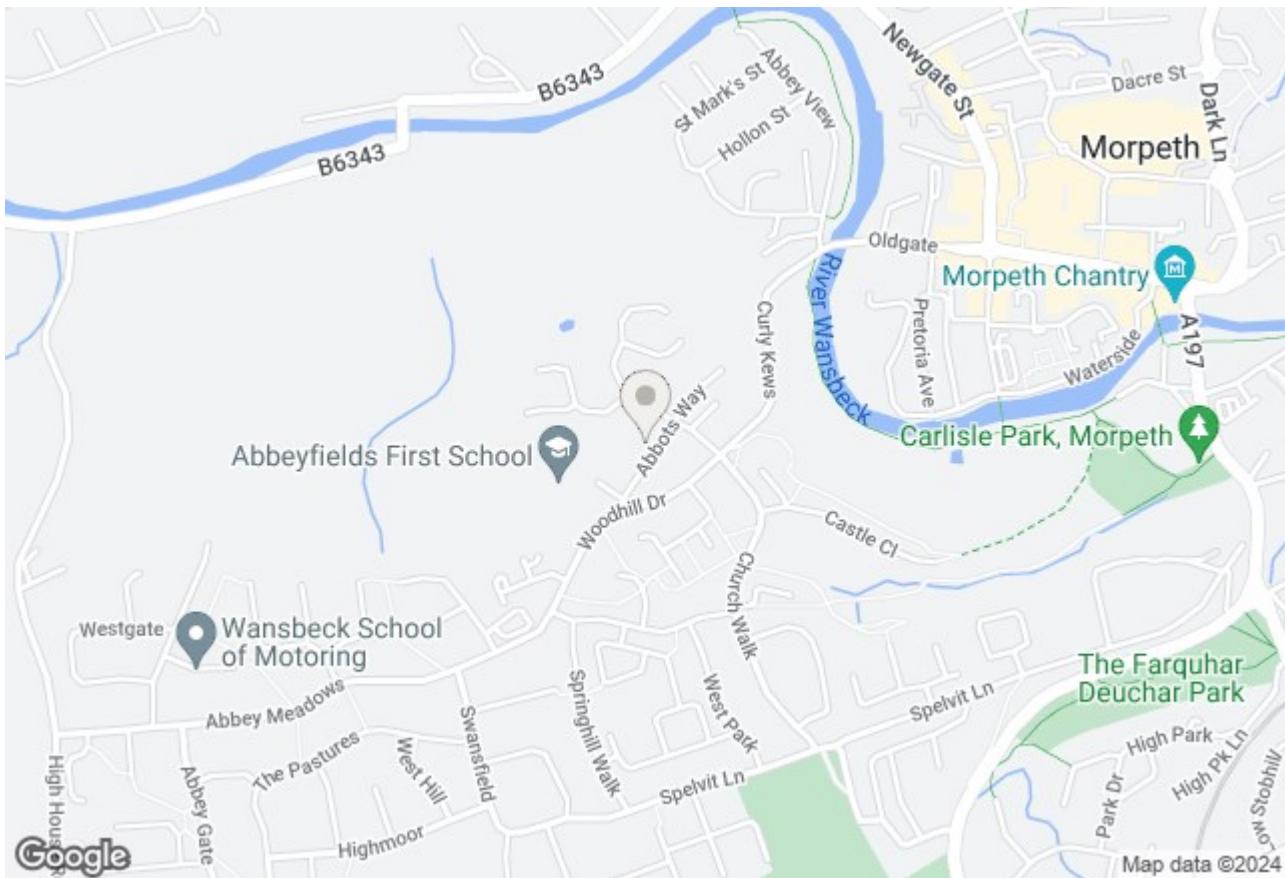
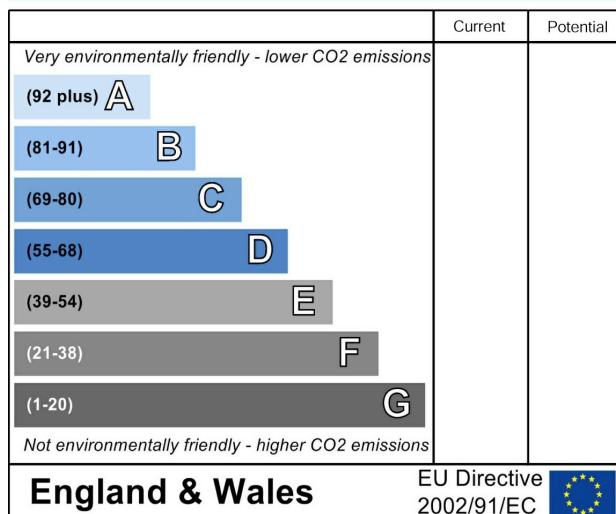
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

28E24CHCH

## Energy Efficiency Rating



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



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