

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

22 NORTHOURNE AVENUE MORPETH NE61 1JG



- Three Bedroom Mid Terrace Home
- Two Reception Rooms
- Town Centre Location
- EPC: G
- Services: Mains Gas, Electric, Water, Drainage & Sewage
- In Need Of Complete Renovation
- Huge Potential
- Viewing Highly Recommended
- Council Tax Band: C Tenure: Freehold

Price £150,000

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Welcome to this terraced house located on Northbourne Avenue in the picturesque village of Morpeth. This property has huge potential to making it into a gorgeous home.

Situated in a sought-after area, this terraced house has the potential to boast a warm and inviting atmosphere from the moment you step inside. The property features a well-proportioned layout, with ample space for comfortable living. The living room is perfect for relaxing evenings, while the kitchen provides a good space.

Upstairs, you will find the bedrooms, each with huge potential to create a peaceful sanctuary for rest and relaxation.

One of the standout features of this property is its location on Northbourne Avenue. Morpeth is a delightful town known for its historic charm and friendly community. Residents can enjoy leisurely strolls along the river, explore local shops and cafes, and take in the beauty of the surrounding countryside.

Don't miss the opportunity to make this lovely property your new home in the heart of Morpeth.

HALLWAY

Entrance door to the front, stairs to the first floor and doors leading to the lounge, and dining room.



LOUNGE

12'11" x 16'0" inc. bay (3.96 x 4.9 inc. bay)

Bay window to the front, gas fire in surround, and carpet.



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DINING ROOM

14'0" x 14'2" (4.28 x 4.32)

Window to the rear, gas fire in surround, fitted cupboard, and door to the kitchen.



KITCHEN

14'2" x 7'11" (4.34 x 2.43)

Windows to the rear and side, external door to the side, sink drainer unit and fitted cupboard.



FIRST FLOOR LANDING

BEDROOM ONE

13'2" x 12'5" (4.03 x 3.79)

Window to the front, and fitted cupboard.



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BEDROOM TWO

14'0" x 11'0" (4.28 x 3.36)

Window to the rear, and carpet.



BEDROOM THREE

6'4" x 9'6" (1.94 x 2.91)

Window to the front, with lino flooring.



BATHROOM/WC

Window to the rear, bath, low level w.c. and pedestal wash hand basin.



EXTERNALLY

To the rear is a small yard, and to the front is a small garden.

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

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

Planning Permission - There are no current active planning permissions for Northbourne Avenue. 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 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: C Source gov.uk Checked May 2024

PROBATE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

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

FLOOR PLAN

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

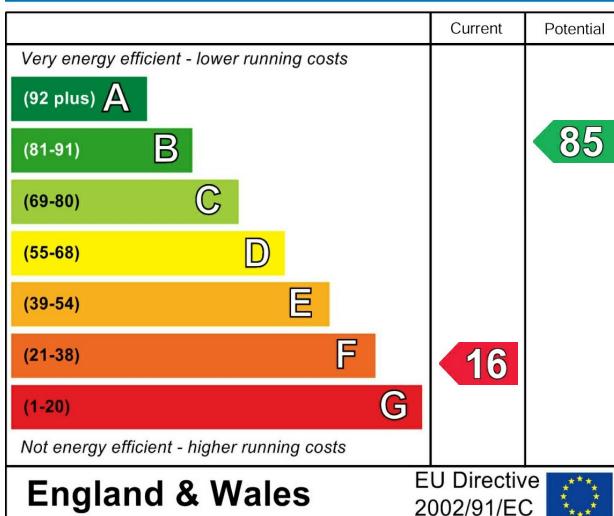
GOOGLE MAPS - GENERAL NOTE

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.

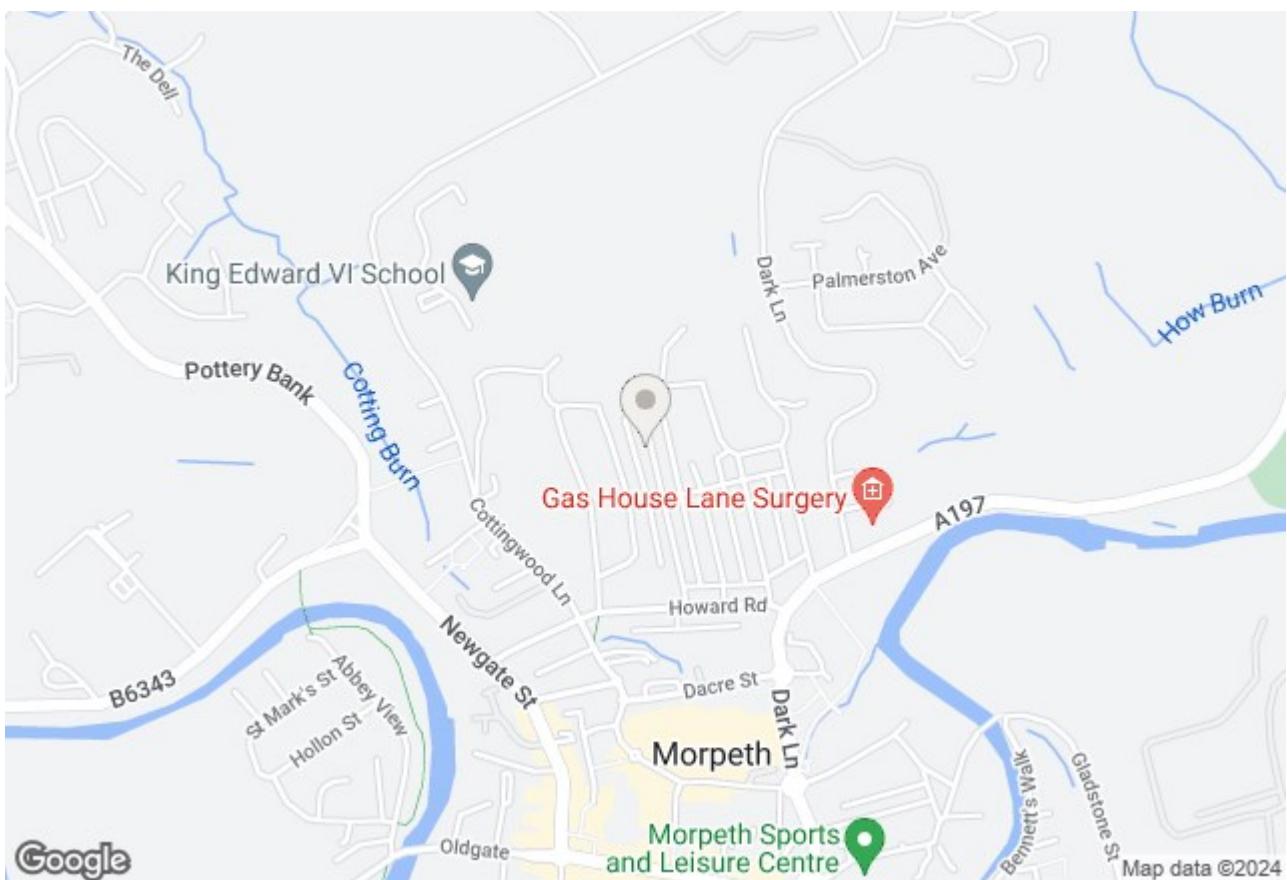
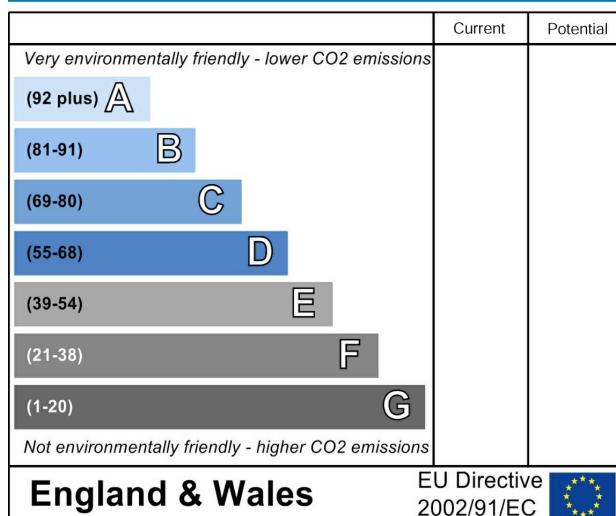
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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