

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**SALISBURY STREET MORPETH NE61 1UX**



- Three Bedroom Terrace
- Available With No Chain
- EPC: E
- Council Tax Band: B

- Elevated Views Over Morpeth
- Convenient For Town Centre & Train Station
- Tenure: Freehold
- Services: Mains Gas, Electric, Water, Drainage & Sewerage

**Price £185,000**

# SALISBURY STREET MORPETH NE61 1UX

A three bedroom mid terrace home occupying an elevated position on Salisbury Street, enjoying far reaching views across Morpeth. Offered for sale with no upper chain, the property provides good size accommodation, ready to be updated to individual requirements and is an excellent opportunity for a range of buyers.

The accommodation briefly comprises an entrance hall, a generous lounge/diner with ample space for both living and dining, and a breakfasting kitchen to the ground floor. To the first floor, there are three bedrooms and a family bathroom/WC.

Externally, the property benefits from a small garden to the front and access to a rear lane. Salisbury Street is accessed via Coopies Lane and also enjoys the advantage of pedestrian routes leading directly into the town centre, offering both convenience and a slightly tucked away feel.

The property is ideally placed for access to the extensive amenities available within Morpeth, including a wide range of high street and independent shops such as Marks & Spencer and Rutherfords, as well as cafés, bars, restaurants, leisure facilities, and scenic riverside walks along the River Wansbeck. Excellent transport links, including Morpeth train station and road connections via the A1, further enhance the appeal of this convenient and well-connected location.

## ENTRANCE HALL

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

## LOUNGE DINER

A spacious, L-shaped reception room with a double glazed window to the front, radiator, gas fire in decorative surround with fitted storage to the alcoves. A recessed area of the lounge could also be used as a home office, study or similar.



## ADDITIONAL IMAGE



# SALISBURY STREET MORPETH NE61 1UX

## ADDITIONAL IMAGE



## BREAKFASTING KITCHEN

A further generously proportioned room with a large dining area and a fitted kitchen with wall and base units with fitted work tops, incorporating a sink drainer unit with mixer tap, plumbing for washing machine and space for a freestanding fridge freezer, tumble dryer, oven and hob. There is also under stair storage, radiator and an external door to the rear lane. Two double glazed windows with elevated views over Morpeth.



## ADDITIONAL IMAGE



## FIRST FLOOR LANDING

# SALISBURY STREET MORPETH NE61 1UX

## BEDROOM ONE

Double glazed window to the front, radiator and built in wardrobes. The current owners of the property have advised there is an original fireplace in the room which has been boarded up, however could be easily incorporated back into the room if desired.



## BEDROOM TWO

Double glazed window to the rear, radiator and fitted wardrobes.



## BEDROOM THREE

Double glazed window to the front, radiator, and access to the loft.



# SALISBURY STREET MORPETH NE61 1UX

## SHOWER ROOM/WC

Fitted with a wash hand basin, wc and mains shower in cubicle.  
Double glazed window to the rear, radiator.



## LOFT

The loft is accessed by a pull down ladder in bedroom three. It has been used as an occasional studio and has been boarded and floored.

## EXTERNALLY

The front of the property has a small enclosed garden.

To the rear the property has access to the rear lane. Historically, the previous owners had an arrangement where they rented a garden space behind the property which is accessed via steps. We believe that this arrangement may still be possible by arrangement with the land owner if required.

## OUTLOOK FROM REAR



## 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.

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# SALISBURY STREET MORPETH NE61 1UX

## MATERIAL INFORMATION

Verified Material Information - April 2026

Property type: House

Property construction: Standard brick construction

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: Yes

Non-coal mining area: No

Loft access: Yes - uninsulated and boarded, accessed by: There are 2 loft spaces in the 2nd bedroom at the front of the property. One is boarded and accessible via a folding loft ladder. The other is accessible via a typical long step ladder, but we are unsure how much of this is accessible since the 2nd loft space was boarded.

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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# SALISBURY STREET MORPETH NE61 1UX

## **BROADBAND, MOBILE & DATA**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

## **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.

Please note that the property is currently unregistered with HM Land Registry, as is the case with many older properties. Title will therefore be confirmed by the title deeds, which is a normal and straightforward process handled by solicitors.

Council Tax Band: B (Source gov.uk Checked April 2026).

## **CONVEYANCING MADE EASY**

We work closely with trusted conveyancer Richard Twyford of Taylor Rose, helping to ensure a smooth and efficient process from offer to completion. With clear communication between our teams, your sale or purchase can progress as quickly and seamlessly as possible.

Why not obtain a no-obligation conveyancing quote? Simply speak to a member of our team and we will be happy to arrange this for you.

You are under no obligation to use our recommended conveyancer and are free to instruct a solicitor or licensed conveyancer of your choice. We do not receive any referral fee for recommending Taylor Rose.

## **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


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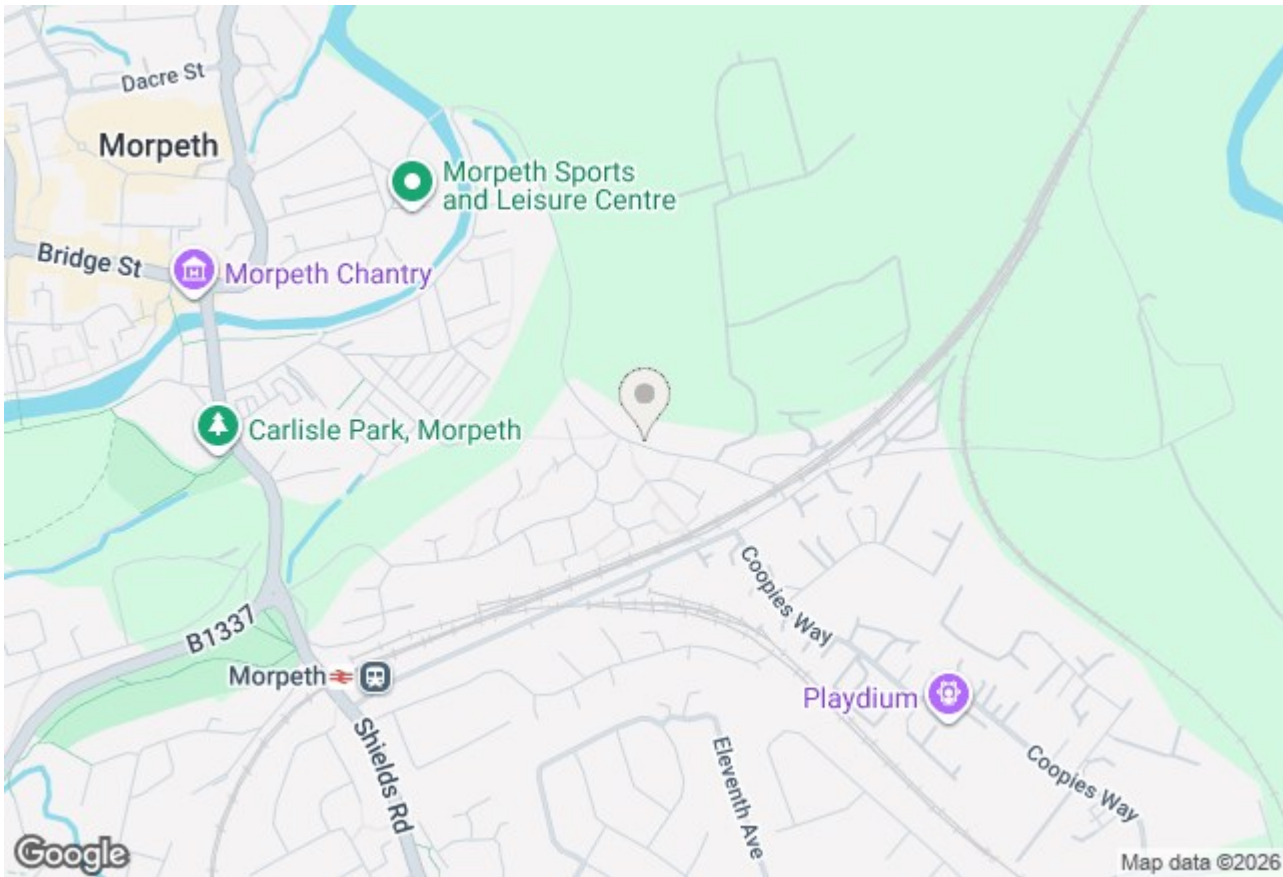
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<div style="border: 2px solid green; padding: 5px; display: inline-block;">79</div> <div style="border: 2px solid orange; padding: 5px; display: inline-block; margin-top: 20px;">51</div>
(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 CO2 emissions</i>		
(92 plus) <b>A</b>		<div style="border: 2px solid green; padding: 5px; display: inline-block;">79</div> <div style="border: 2px solid orange; padding: 5px; display: inline-block; margin-top: 20px;">51</div>
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(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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



[www.rickard.uk.com](http://www.rickard.uk.com)

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VAT registration number 175 8808 19

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