

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**2 BOLLAND MEWS MORPETH NE61 1EL**



- Semi Detached Town House
- Three Double Bedrooms
- No Upper Chain
- Town Centre Location

- Bespoke & Architect Designed
- Garage, Parking & Gardens
- EPC Rating B
- Kitchen Diner With Integrated Appliances

**Offers Over £295,000**

## 2 BOLLAND MEWS MORPETH NE61 1EL

A high specification, three bedroom, semi detached home with garage and garden situated on Newgate street within close proximity to Morpeth town centre. The property is one of two bespoke, architect designed homes known as Bolland Mews. Constructed in 2015 the property offers carefully thought out, versatile accommodation presented over three floors finished to an excellent standard with features including oak internal doors and joinery, granite kitchen work tops and externally is completed with dressed stone and slate tiled roof. Available with no upper chain the accommodation will suit a range of purchasers from families to those looking to take advantage of the increasing demand for holiday lets within the town and viewing is a must to fully appreciate the specification and quality of the accommodation. Briefly comprising of:- Entrance vestibule with utility cupboard and door leading to entrance hall with an ensuite double bedroom and stairs to the first floor. On the first floor there is a lounge with lots of natural light and a very attractive kitchen diner with quality fitted kitchen with integrated appliances, breakfast bar and a lovely outlook of the trees and burn behind from the dining area. To the second floor there are two, double bedrooms, both with their own unique features and one has adjoining access to the fully tiled family bathroom with bath and separate shower cubicle. Outside, the property has a low maintenance gravelled garden, integrated garage, parking space and part of the wooded area leading down to the burn is also included. The position of the property is convenient for the town centre and within walking distance for most with an excellent range of high street and local shops, a great choice of bars and restaurants in addition to schooling for all ages and health and leisure facilities. For those commuting or travelling from further afield both the A1 and Morpeth Train Station are within convenient proximity.

### ENTRANCE VESTIBULE

Entrance door to side leading to a vestibule area with double storage cupboard housing a Viessman boiler and plumbing for washing machine. An oak framed glazed door provides access to the entrance hall.

### ENTRANCE HALL

Providing stairs to the first floor with oak and glass balustrade, understair cupboard and window to front.



### BEDROOM THREE

9'10" x 8'9" (3.01 x 2.68)

On the ground floor with a double glazed window to side, radiator.





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### ENSUITE

Low level wc, wall mounted wash hand basin and mains shower in tiled cubicle. Tiled floor and walls, heated towel rail, extractor hood.



### FIRST FLOOR LANDING

Providing access to the lounge and kitchen diner along with stairs leading to the second floor.

### LOUNGE

*10'6" x 19'1" max (3.22 x 5.82 max)*

A lovely main reception room with double glazed windows to front and rear allowing lots of natural light. Radiator and large walk in storage cupboard with light.



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### KITCHEN DINER

18'8" x 8'5" (5.69 x 2.59)

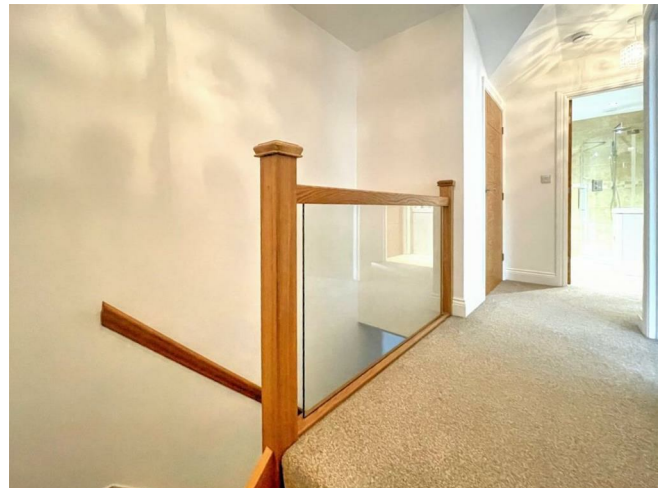
To the rear elevation and fitted with a range of tasteful wall and base units with granite work tops, sink with mixer tap and integrated appliances to include a fridge freezer, dishwasher and an oven and hob with extractor hood and a breakfast bar. The dining area has a picture window and Juliette balcony to take advantage of the rear outlook, a radiator and engineered oak flooring throughout.



### ADDITIONAL IMAGE

### SECOND FLOOR LANDING

Providing access to the further two bedrooms and bathroom/wc with a continuation of the attractive oak and glass balustrade and a large walk in storage cupboard.



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### BEDROOM ONE

15'4" x 10'5" (4.69 x 3.2)

A spacious double bedroom with double glazed windows to front and rear, additional velux window, access to loft.



### BEDROOM TWO

12'2" x 10'3" (3.73 x 3.14)

Measurement includes some restricted head height. Two double glazed windows to rear and velux window to side. Ensuite access to the main bathroom.



### BATHROOM/WC

A fitted suite comprising of a low level wc, wash hand basin in vanity unit, panelled bath and a mains shower in cubicle. Fully tiled walls and floor, heated towel rail, double glazed window to rear, extractor fan.





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### EXTERNALLY

To the outside there is a fenced rear garden, gravelled for easy maintenance and further wooded area beyond this going down to the burn.



### GARAGE & PARKING

There is an integrated garage with up and over door, power and lighting. In addition to this there is an allocated parking space next to the garden and space to park a further vehicle outside the garage.

### GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced 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.

### VIEWING ADVICE


Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers must be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

### VIEWING ARRANGEMENTS


BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

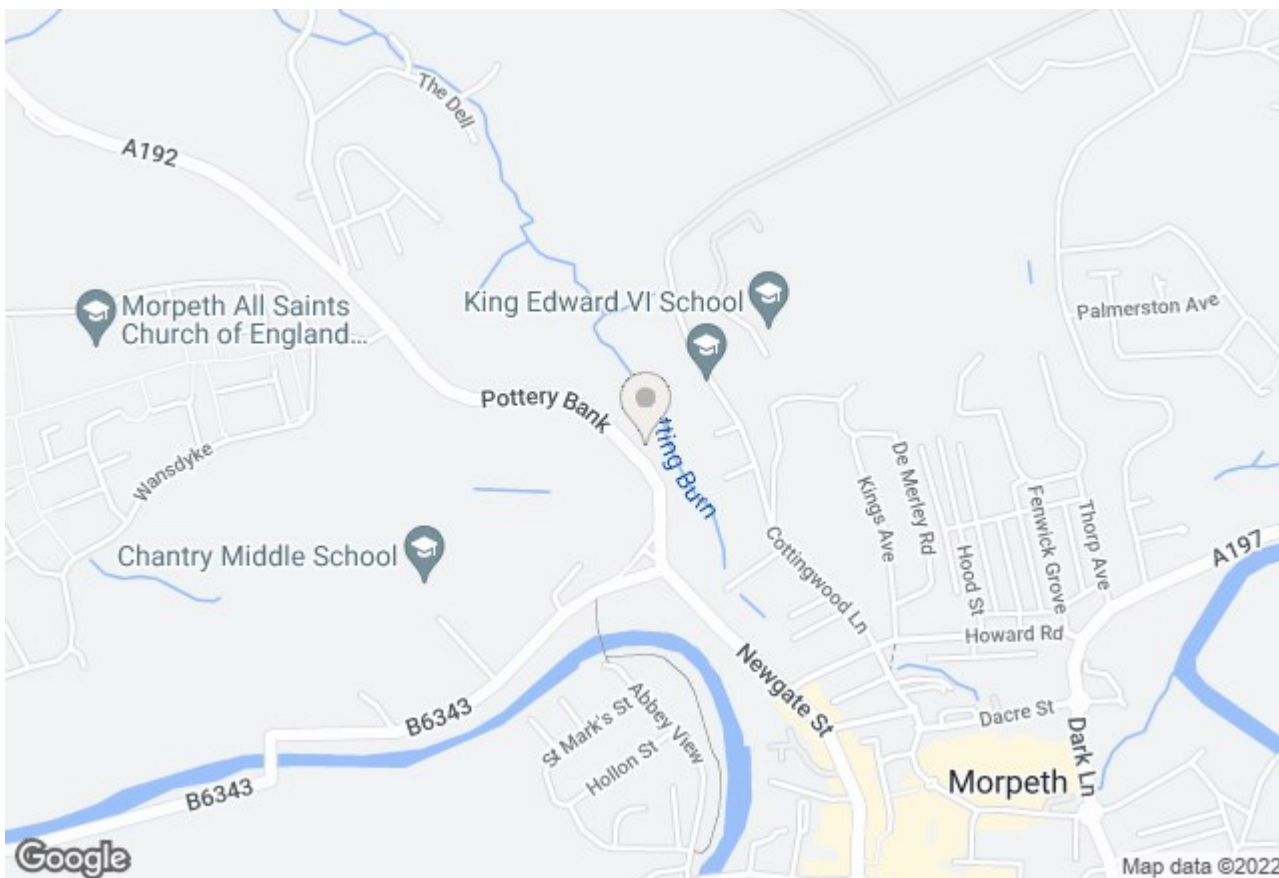
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>81</b>	<b>90</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



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