

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**18 GREEN ACRES MORPETH NE61 2AD**



- Two Bedroom Semi Detached Bungalow
- Good Size Gardens
- Double Glazed & Gas CH
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Two Reception Rooms & Conservatory
- Available With No Upper Chain
- EPC: TBC
- Council Tax Band: C

**Price £240,000**

# 18 GREEN ACRES MORPETH NE61 2AD

Welcome to Green Acres, Morpeth - a two-bedroom semi-detached bungalow that offers two reception rooms, a conservatory, two bedrooms and is available with the advantage of no upper chain.

The accommodation has gas central heating, double glazing and briefly comprises of: an entrance porch leading to the lounge and master bedroom, a rear lobby then provides access to the dining room which in turn provides access to the conservatory and kitchen. The rear lobby also provides access to the shower room/wc and second bedroom. Externally there is a sloping garden and driveway to the front and to the rear there are steps down to a good size level garden.

Situated in a popular location within Kirkhill, the property is well placed for access to local shops and public transport to Morpeth town centre. Within the town centre you will find a full range of amenities including independent shops and high street names, cafes, bars and restaurants along with health and leisure facilities and transport link including rail, as Morpeth train station is located along the east coast mainline. This property also boasts a garage and driveway, ensuring convenient parking. The good-sized gardens are ideal for those with green fingers or for simply enjoying the outdoors with elevated views over the town.

## ENTRANCE PORCH

Entrance door to side leading to porch with double glazed windows and inner door to the lounge.

## LOUNGE

16'2" x 13'4" max (4.93 x 4.07 max)

Maximum measurements given.

Double glazed window to the front, radiator and gas fire in decorative surround.



## REAR LOBBY

Built in storage cupboard and access to the loft.

## DINING ROOM

10'6" x 11'4" (3.21 x 3.47)

Double glazed patio doors providing access to the conservatory, radiator and access to the kitchen.



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## CONSERVATORY

8'5" x 8'5" (2.57 x 2.59)

Double glazed windows looking out over the garden and surrounding areas, external door to the rear with steps down to the garden.



## KITCHEN

8'8" x 12'0" (2.65 x 3.68)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap, plumbing for washing machine and space for electric cooker. Double glazed window to the rear, radiator.



## ADDITIONAL IMAGE



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## BEDROOM ONE

11'4" x 10'1" (3.46 x 3.09)

To the front elevation with a double glazed window and radiator.



## BEDROOM TWO

To the rear elevation with a double glazed window and radiator.



## SHOWER ROOM/WC

Fitted with a wc, wash hand basin in vanity unit and a shower in cubicle. Double glazed windows to the rear, radiator and partially tiled walls.



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## EXTERNALLY

The front of the property has a sloping, gravelled garden for easy maintenance and a driveway providing access to the garage. The rear of the property has a good size garden, mainly paved with gravelled and planted areas. There are steps down from the conservatory to the rear garden.



## ADDITIONAL IMAGE



## FRONT 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 GCH

Broadband and Mobile - Available - including Ultrafast broadband .(Ofcom Broadband & Mobile Checker June 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Very Low risk. Source gov.uk June 2024.

Planning Permission - There is currently one active planning permissions for Green Acres. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked May 2024.

Coalfiel & 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 June 2024.

## 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

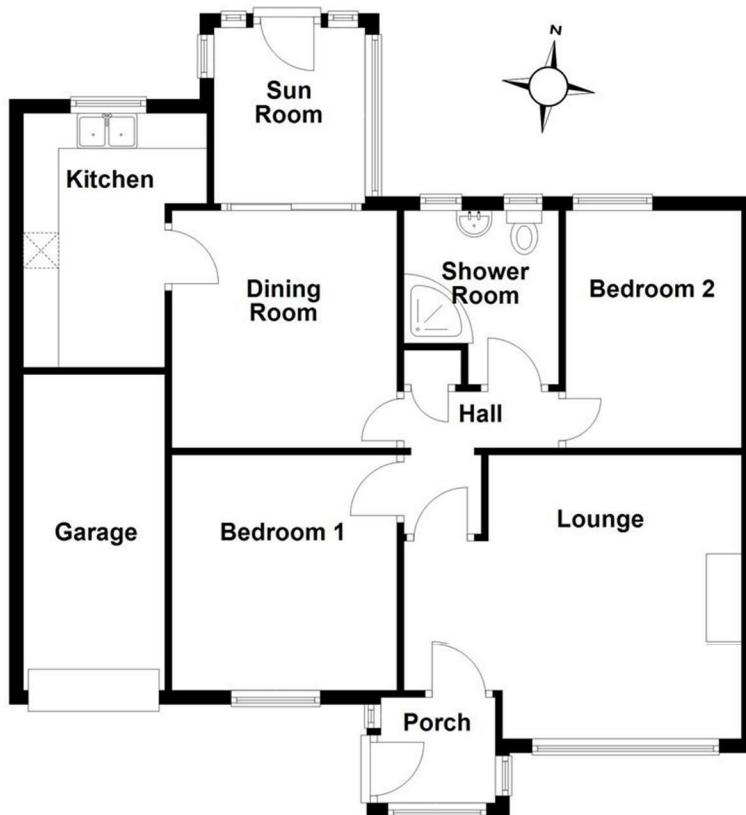
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

**Ground Floor**

Main area: approx. 73.5 sq. metres (790.7 sq. feet)  
Plus garages, approx. 9.0 sq. metres (96.6 sq. feet)

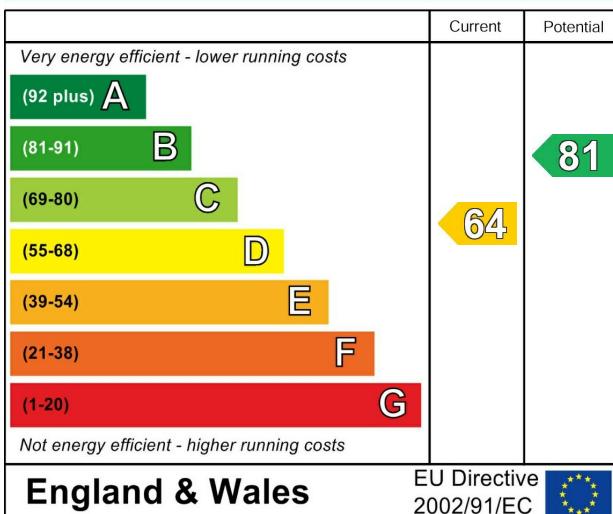


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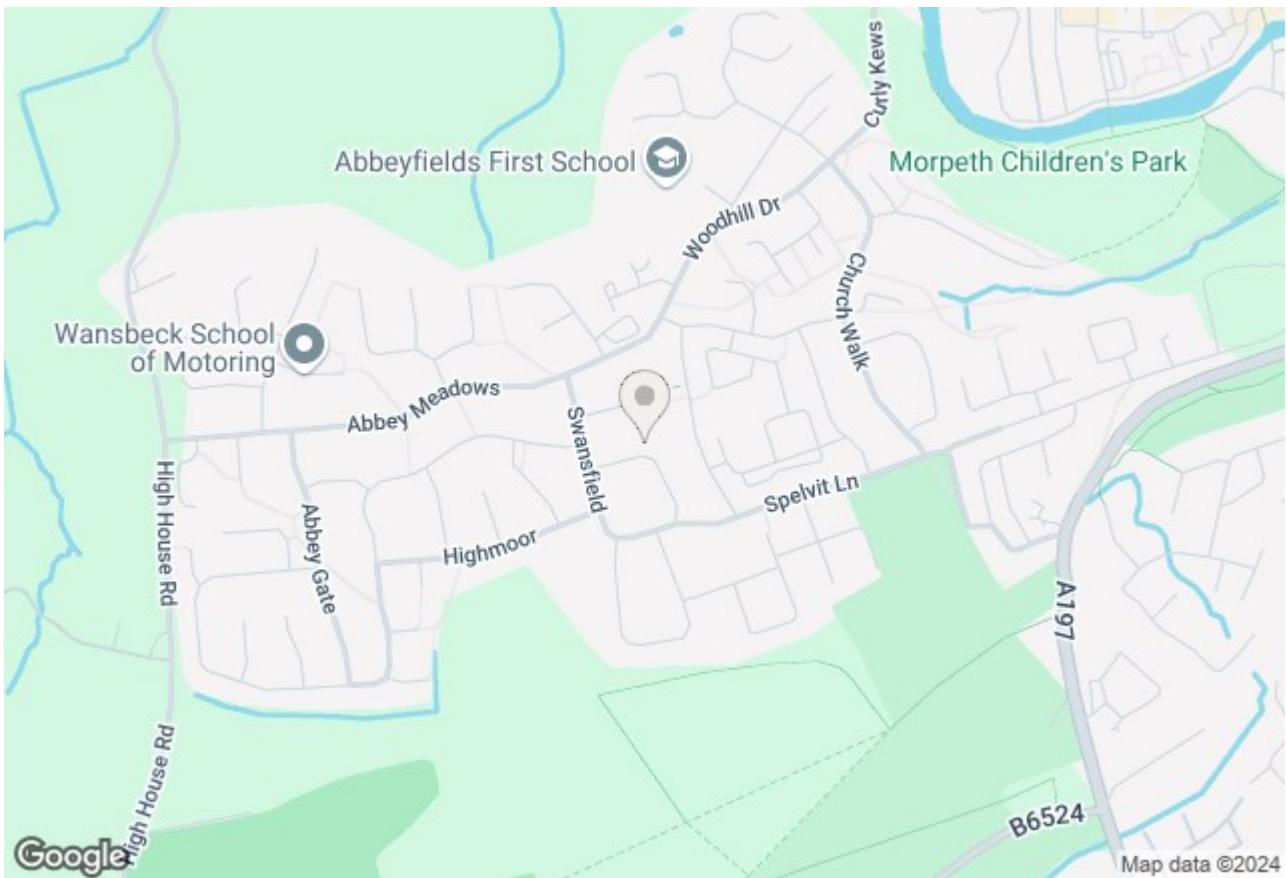
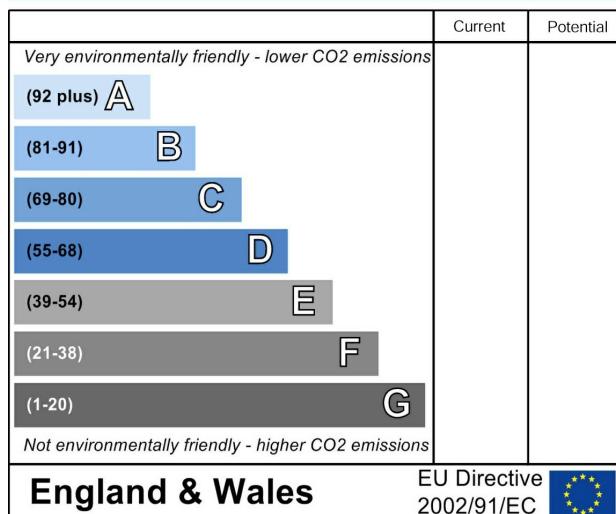
Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

**Green Acres**

## Energy Efficiency Rating



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



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