

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

ASH GROVE MORPETH NORTHUMBERLAND NE61 2RA



- Semi Detached Bungalow
- Gardens To Front, Rear & Side
- Double Glazing & Gas CH
- Council Tax Band: B
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Two Bedrooms & Loft Room
- Garage
- EPC: D
- Tenure: Freehold

Offers In The Region Of £225,000

ASH GROVE MORPETH NORTHUMBERLAND NE61 2RA

A well cared for two bedroom semi detached bungalow, pleasantly situated on Ash Grove within the highly sought after Kirkhill Estate in Morpeth. The property is now being remarketed and is available with no further chain, offering an excellent opportunity for buyers looking to move quickly into this desirable location.

The accommodation benefits from gas central heating via a combi boiler and double glazing throughout. It briefly comprises an entrance hall, lounge, dining room or second bedroom, kitchen, master bedroom with fitted wardrobes, shower room/WC and a useful loft room.

Externally, the property enjoys enclosed gardens to three sides, including a patio garden to the rear, a lawned garden to the side and a gravelled garden to the front. A garage is conveniently located to the side of the property, providing additional storage or parking.

The Kirkhill Estate is a popular and well established residential area, offering a strong sense of community and a good range of local amenities including a convenience store, pharmacy, post office and a regular bus service into Morpeth and Newcastle. There are also nearby walking routes and green spaces, making it a peaceful yet well connected place to live.

Morpeth town centre provides a wide variety of independent shops, cafes, restaurants and pubs, alongside larger retailers and supermarkets. Residents can also enjoy the beautiful Carlisle Park, riverside walks, leisure centre, excellent schools and a train station with direct services to Newcastle, Alnmouth and Edinburgh.

ENTRANCE HALL

Entrance door to front leading to hallway, radiator, paddle stairs providing access to the loft room, built in storage cupboard.

LOUNGE

13'1" x 11'10" (3.99 x 3.62)

Maximum Measurements.

Double glazed window to front, gas fire with decorative surround, radiator.



KITCHEN

14'9" x 7'11" (4.5 x 2.42)

Fitted with a range of wall and base units with roll top surfaces, 1.5 sink drainer unit with mixer tap, integrated gas hob and electric oven, plumbing for washing machine and dishwasher, double glazed window to rear, double glazed external rear door to rear garden.



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BEDROOM ONE

10'11" x 11'1" excluding wardrobes (3.34 x 3.38 excluding wardrobes)

A good size bedroom to the rear elevation with fitted sliding door wardrobes, 2 x tripled glazed windows to rear and radiator.



BEDROOM TWO / DINING ROOM

8'1" x 9'10" (2.47 x 3.01)

Currently used as dining room with double glazed french doors to the side garden, double glazed window to front and radiator.



SHOWER ROOM/WC

Fitted with a w.c., pedestal hand wash basin and mains shower in cubicle with glass shower screen, double glazed window to front, tiled floor and heated towel rail.



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LOFT ROOM

14'9" x 12'11" (4.496 x 3.94)

A versatile space which would lend itself to use as a hobbies room or work space. There are sky lights to the front and side, a radiator and built in storage into the eaves. A door provides access to further loft storage.



ADDITIONAL IMAGE



EXTERNALLY

The front of the property has a gravelled garden for easy maintenance. To the side there is an enclosed lawned garden with established shrubs and can be accessed through the French doors in the dining room/second bedroom. The rear of the property has an enclosed garden with patio area.



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EXTERNALLY - SIDE GARDEN



FRONT GARDEN



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.



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MATERIAL INFORMATION

Verified Material Information - Verified November 2025

Property type: Bungalow

Property construction: Standard brick and block construction

Number and types of room: 2 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

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, and Off 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: Level access shower and Lateral living

Coal mining area: Yes

Non-coal mining area: No

Loft access: Yes - insulated and boarded, accessed by: Staircase

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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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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.

There are no estate charges payable for Ash Grove, Morpeth.

Council Tax Band B - (Source: gov.uk Checked November 2025).

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.

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.

FLOOR PLAN

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

VIEWING ARRANGEMENTS

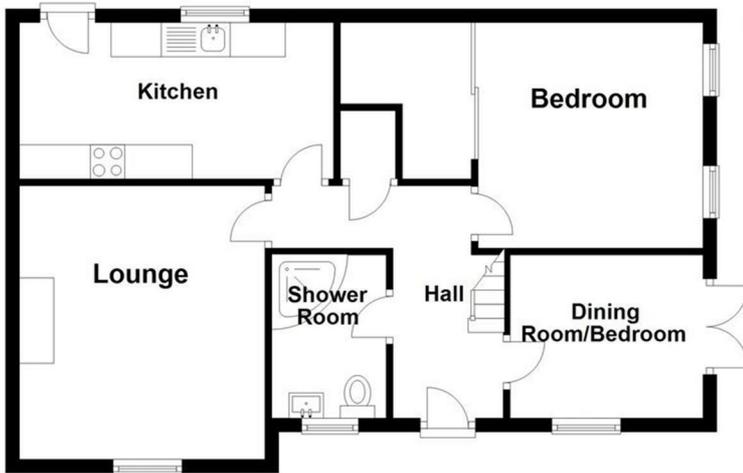
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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ASH GROVE MORPETH NORTHUMBERLAND NE61 2RA

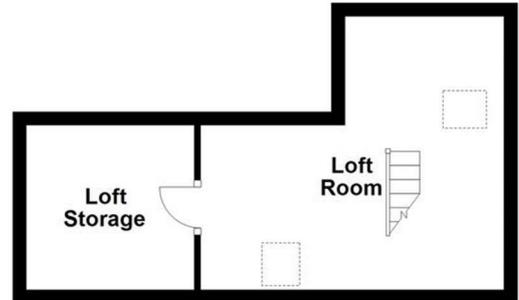
Ground Floor

Approx. 59.8 sq. metres (643.8 sq. feet)



First Floor

Approx. 14.2 sq. metres (153.2 sq. feet)



Total area: approx. 74.0 sq. metres (797.0 sq. feet)

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

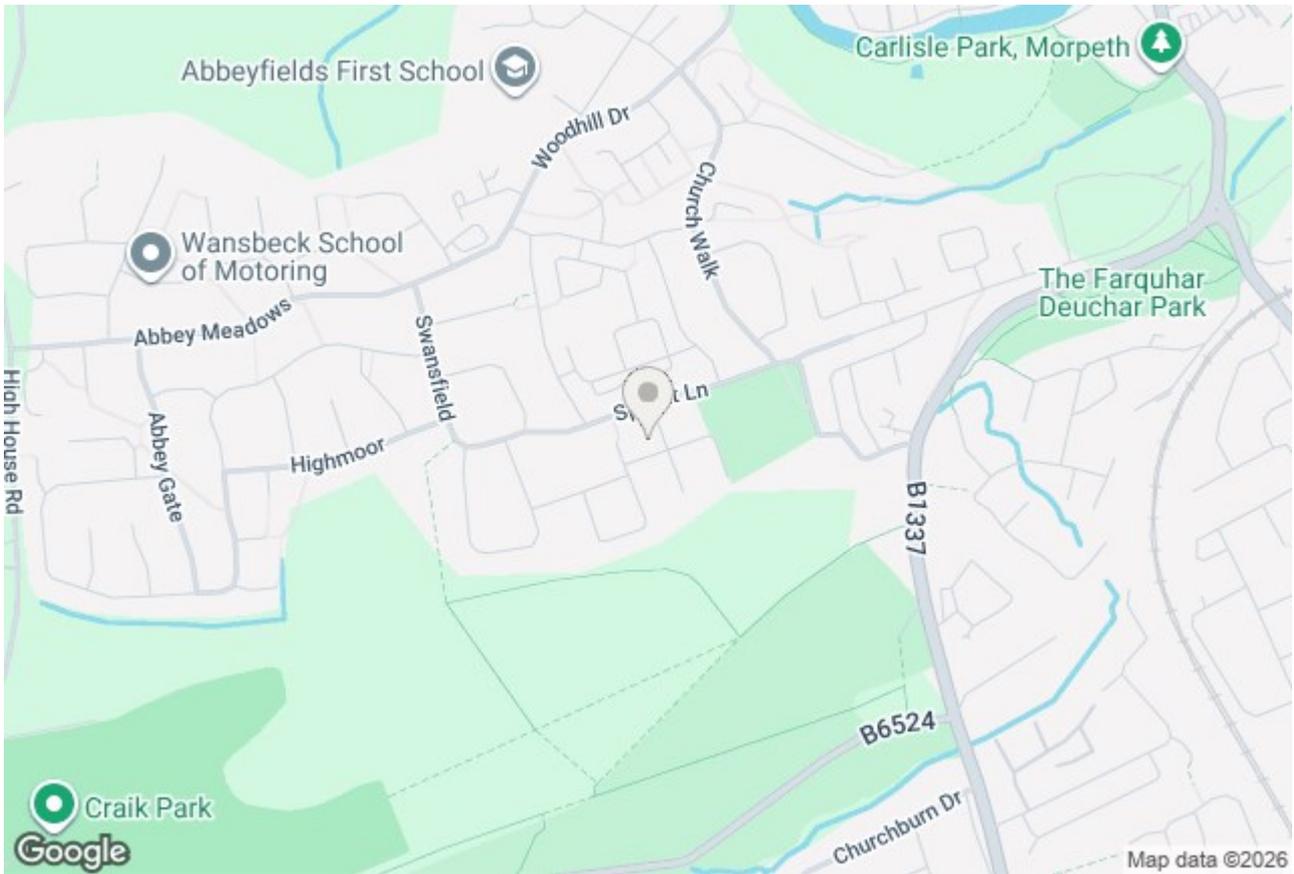
Ash Grove

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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