

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

GREEN LANE MORPETH NE61 2HB



- Updated Detached Bungalow
- No Further Chain
- Gardens & Garage (West Facing Rear)
- Council Tax Band: C
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Two Bedrooms
- Double Glazing & Gas Central Heating
- EPC: D
- Tenure: Freehold

**Price £210,000**

# GREEN LANE MORPETH NE61 2HB

An excellent opportunity to purchase a thoughtfully updated detached bungalow, located on the sought-after Green Lane in Morpeth. The property is available with no upper chain and offers versatile accommodation with two ground floor bedrooms.

The bungalow has recently been refreshed and improved, including a refurbished shower room featuring a new shower cubicle and shower, as well as updated decor throughout. The rear garden has been redesigned for easy maintenance, providing a lovely outdoor space ready to enjoy on sunny days.

The accommodation benefits from double glazing, gas central heating, and briefly comprises: entrance porch leading into the lounge with an electric fire as a focal point, a kitchen with integrated appliances, two bedrooms, and a newly refurbished shower room/wc accessed from the rear hall.

Externally, the property enjoys a generous garden to the front and side, a low-maintenance rear garden, a garage, and a driveway shared with the neighbouring property.

Ideally located for easy access to Morpeth town centre, which boasts a wide selection of shopping, health and leisure facilities, including both well-known high street names and independent retailers. There is also an excellent variety of cafes, bars, and restaurants nearby, as well as good proximity to Morpeth train station and a Sainsbury's Local just a short distance away.

## ENTRANCE PORCH

Accessed via an external side door, the entrance porch features double glazed windows and an internal door leading through to the lounge.

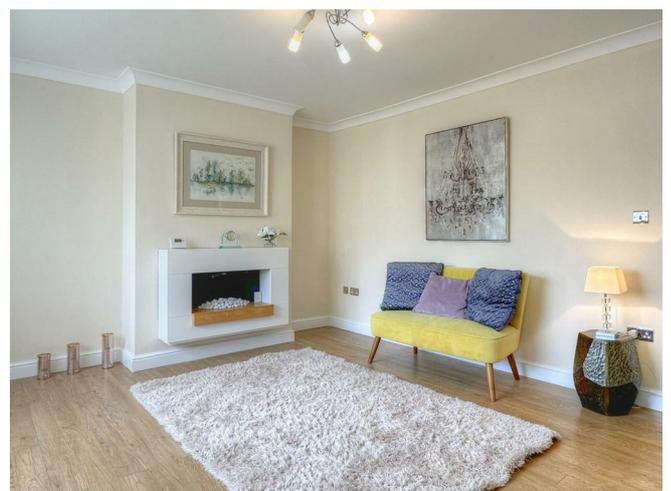
## LOUNGE

*13'9" x 14'9" maximum measurements (4.2 x 4.52 maximum measurements)*

A comfortable and inviting living space with a front-facing double glazed window allowing in plenty of natural light. An electric fire set within a decorative surround provides a cosy focal point. Door leading to the rear hall.



## ADDITIONAL IMAGE



# GREEN LANE MORPETH NE61 2HB

## ADDITIONAL IMAGE



## REAR HALL

Providing access to the two ground floor bedrooms, kitchen, the refurbished shower room/WC, and the staircase leading to the first floor loft room.

## KITCHEN

8'7" x 10'9" (2.63 x 3.29)

Well-appointed and stylish, the kitchen is fitted with a range of wall and base units with coordinating work surfaces and a sink drainer unit with mixer tap. It features integrated appliances, including an oven, hob with extractor hood, and fridge freezer. A tiled floor adds to the practicality and finish of the space. There is a double glazed window to the rear, as well as a double glazed door leading directly to the rear garden, providing plenty of natural light and convenient outdoor access.



## ADDITIONAL IMAGE



# GREEN LANE MORPETH NE61 2HB

## BEDROOM ONE

11'5" x 11'9" (3.5 x 3.59)

A spacious double bedroom with a front-facing double glazed window and ample space for furnishings.



## BEDROOM TWO

10'9" x 8'6" (3.29 x 2.6)

A versatile room, ideal as a guest bedroom, home office, or dining space, with a double glazed window overlooking the rear elevation.



## SHOWER ROOM/WC

Recently refurbished to a high standard, featuring a brand new shower cubicle with mains-fed shower, wash hand basin set into a vanity unit, and low-level WC. Finished with contemporary wall panelling and a heated towel rail.



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## ADDITIONAL IMAGE



## ADDITIONAL IMAGE



## ADDITIONAL IMAGE

### EXTERNALLY

The property sits on a generous but manageable plot with gardens to the front and side, laid mainly to lawn with mature planting. The rear garden has been newly redesigned for easy maintenance, creating a pleasant, low-upkeep outdoor space ideal for relaxing on sunny days. A garage and shared driveway with the neighbouring property provide convenient off-street parking.



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## ADDITIONAL IMAGE



## 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 - excluding Superfast but including Ultrafast broadband. Mobile - Likely/Limited with some suppliers . Ofcom Broadband & Mobile Checker September 2024).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

- Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

Planning Permission - There are six current active planning permissions for Green Lane. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked September 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.

# GREEN LANE MORPETH NE61 2HB

## 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 September 2024.

## FLOOR PLAN

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

## GOOGLE MAPS - GENERAL NOTE

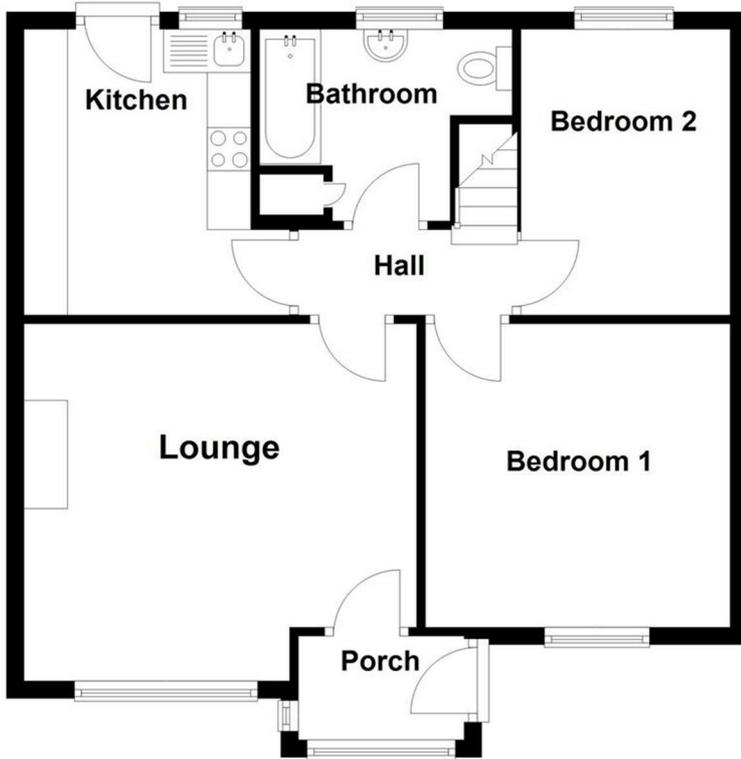
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## VIEWING ARRANGEMENTS

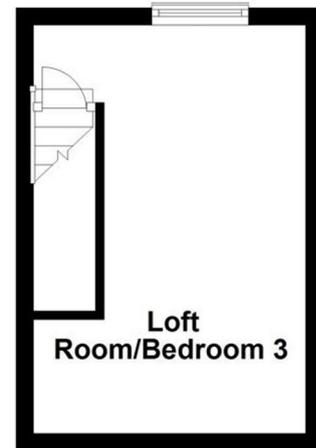
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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**Ground Floor**



**First Floor inc. restr. head height**



Total area: approx. 75.9 sq. metres (816.9 sq. feet)

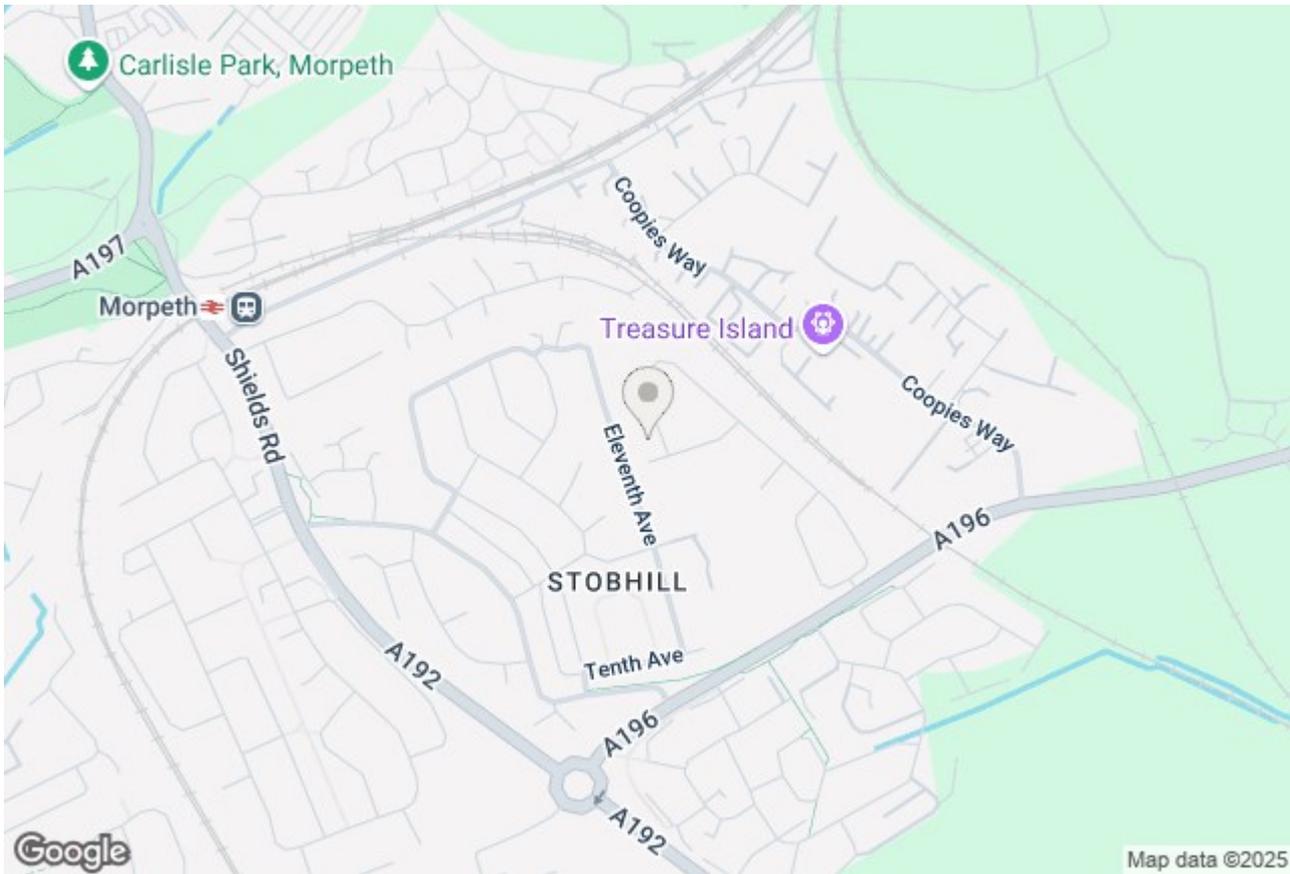
**Green Lane**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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 CO <sub>2</sub> emissions		
(92 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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