

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**MONKS RIDGE MORPETH NE61 2AW**



- SEMI DETACHED HOME
- TWO DOUBLE BEDROOMS
- GARDENS & GARAGE
- EPC C
- Services: Mains Gas, Electric, Drainage, Water, Sewage

- TWO RECEPTION ROOMS
- SPLIT LEVEL ACCOMMODATION
- Council Tax Band: C
- Tenure: Freehold

**Offers In The Region Of £215,000**

# MONKS RIDGE MORPETH NE61 2AW

A very well cared for, spacious two bedroom and two reception room, semi-detached home, ideally positioned on Monks Ridge within the ever-popular Kirkhill Estate in Morpeth. Set in an elevated position, this property enjoys lovely open views across the estate and looks out onto a green to the front, creating a peaceful and scenic setting.

Thoughtfully designed and built into the hillside, the main living accommodation is situated at ground level and comprises an entrance hall, a bright and airy lounge, separate dining room and a well-appointed kitchen with side porch/utility area.

The lower ground floor features two generous double bedrooms, a family bathroom, and an additional room perfect for use as a study, hobbies room, or snug.

Externally, the home boasts well-maintained gardens to the front, side and rear, offering plenty of outdoor space for relaxing or entertaining. A double-length driveway provides ample off-street parking and leads to an attached garage for additional storage or secure parking.

Kirkhill Estate is a well-established and highly regarded residential area, popular with many. Local amenities include a convenience store, takeaway, pharmacy and regular bus services into the town centre. The area is also home to several well-regarded schools and is just a short walk from beautiful riverside walks and green open spaces.

Morpeth town centre offers a fantastic range of amenities including independent shops, supermarkets, cafes, restaurants, pubs, and the popular Sanderson Arcade shopping centre. The town also benefits from excellent transport links, with a mainline railway station and easy access to the A1 for commuting both north and south.

This lovely home is perfect for those seeking flexible living space in a desirable, established residential area with everything Morpeth has to offer just moments away.

## ENTRANCE HALL

Welcoming entrance with front door access, central heating radiator, and stairs leading down to the lower ground floor.



## LOUNGE

11'10" x 21'7" (3.63 x 6.6)

A spacious and light-filled main reception room with a large double glazed window to the rear, offering pleasant views over the garden, further double glazed window to the front and finished with a central heating radiator and ample space for both seating and dining areas.





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## ADDITIONAL IMAGE



## DINING ROOM

10'9" x 8'0" (3.3 x 2.44)

Features a double glazed window to the rear, a radiator and provides access to the kitchen.



## KITCHEN

13'8" x 6'11" (4.18 x 2.11)

Fitted with a range of wall and base units, complemented by roll-top work surfaces and a stainless steel sink drainer with mixer tap. There is space for an under bench fridge and cooker with electric point and extractor hood over. The kitchen also benefits from a double glazed window to the rear, radiator, and built-in storage cupboard. An external door to the side leads to a side porch/utility,



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## ADDITIONAL IMAGE



## SIDE PORCH/UTILITY

A useful space with double glazed windows, and an external door with steps down to the garden – perfect for access after gardening or outdoor activities.

## LOWER GROUND FLOOR HALL

Provides access to the bedrooms, bathroom, and home office/hobbies room.

## BEDROOM ONE

9'4" x 13'10"exc. wardrobe (2.85 x 4.22exc. wardrobe)

A spacious double bedroom with a double glazed window to the rear, range of fitted wardrobes, and central heating radiator.



## BEDROOM TWO

A further, well proportioned bedroom with a double glazed window to the rear and a radiator.





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## SHOWER ROOM/WC

Fitted with an electric shower in cubicle, wash hand basin, and a WC. Also features a heated towel rail and double glazed window to the rear.



## STORAGE/HOBBIES ROOM

A flexible and generously sized space, ideal for use as a home office, hobby or craft room, den, or additional TV/games room.



## EXTERNALLY

To the front, a block paved garden and driveway provides parking for at least two vehicles. To the rear, a fully enclosed patio garden ideal for relaxing or entertaining. External steps to the side offer access to the upper level, with a handy under-stair storage area.



## ADDITIONAL IMAGE

# MONKS RIDGE MORPETH NE61 2AW

## GARAGE

Attached single garage with up-and-over door, power, lighting, and plumbing for a washing machine—ideal for additional storage or utility use.



## 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.

## 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.

## 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 Gas

Broadband and Mobile - both available

(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - very low. Surface Water - very low.

Planning Permission - no current applications

Coalfield & Mining Areas - on a coal field

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## TENURE & COUNCIL TAX BAND

We have been advised that the property is Freehold.

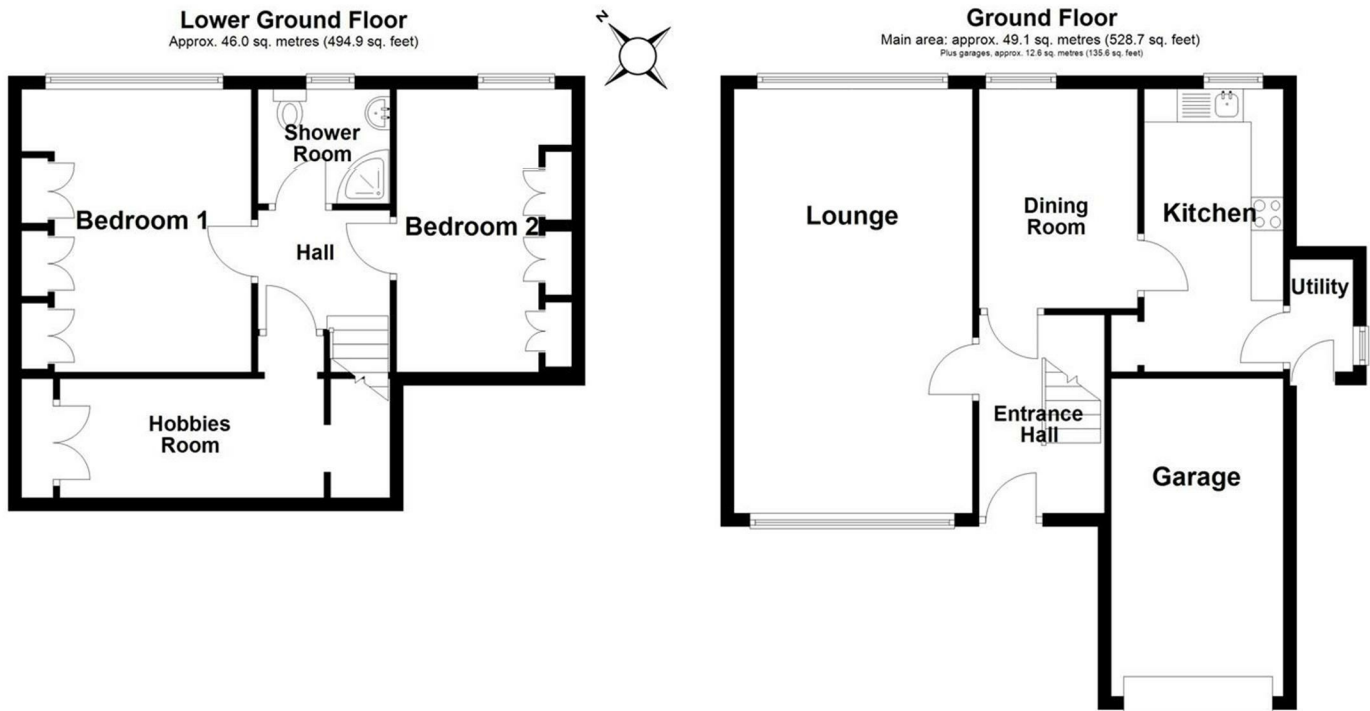
We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band C

## VIEWING ARRANGEMENTS


BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533


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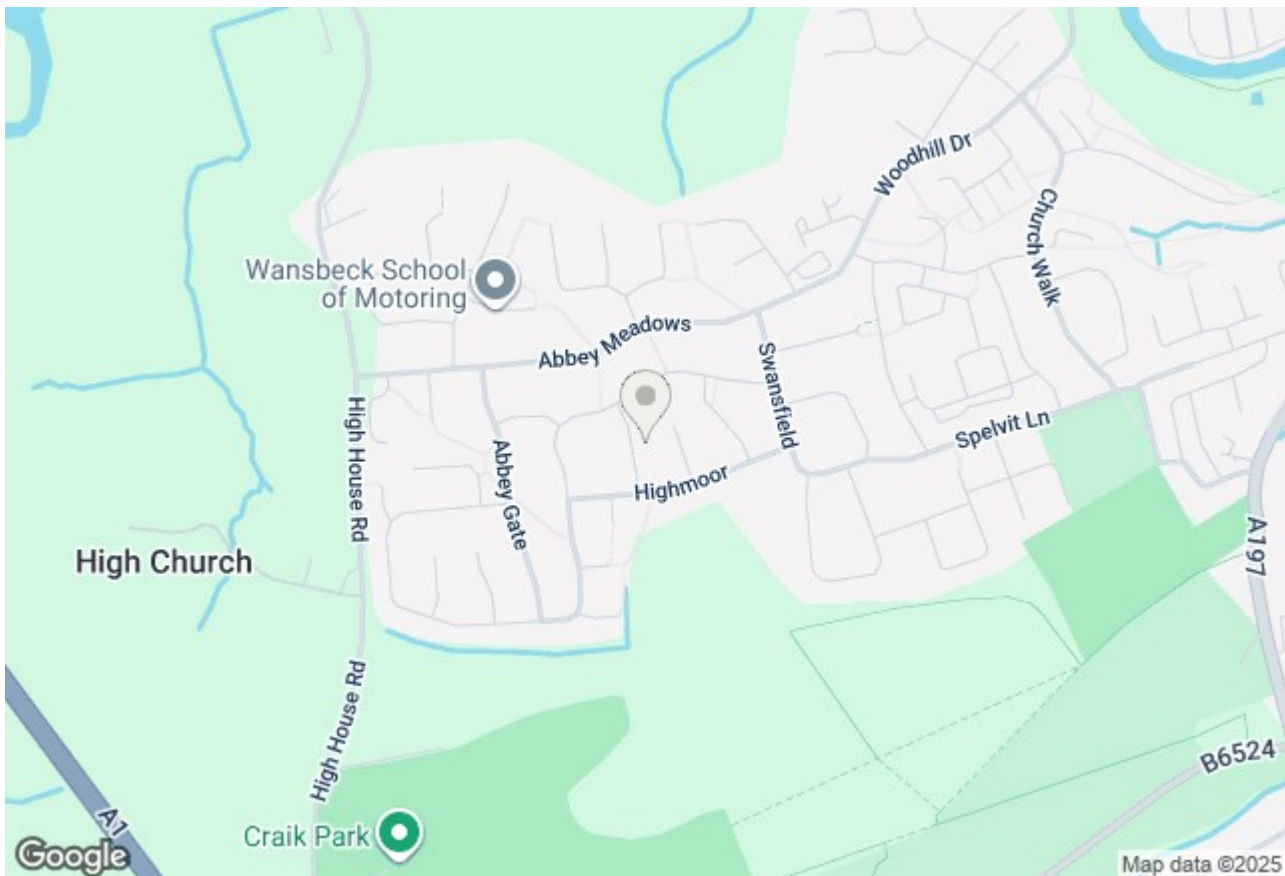


Main area: Approx. 95.1 sq. metres (1023.6 sq. feet)  
Plus garages, approx. 12.6 sq. metres (135.6 sq. feet)

**Monks Ridge**

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		
	70	83
<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 	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: [ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: [blyth@rickard.uk.com](mailto:blyth@rickard.uk.com)