

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

23 PRETORIA AVENUE MORPETH NE61 1QE



- Three Bedroom Terrace
- No Further Chain
- Currently Being Decorated & New Flooring
- Council Tax Band B

- Town Centre Location
- Double Glazed & Gas Central Heating
- EPC Rating C
- Freehold

Price £145,000

23 PRETORIA AVENUE MORPETH NE61 1QE

A three bedroom, mid terrace home situated on the centre of Morpeth and available with the advantage of no further chain. The property has double glazing, gas central heating via a combi boiler and the accommodation briefly comprises:- Entrance hall, lounge, kitchen diner, first floor landing, three bedrooms and bathroom/wc. Externally the property has a small garden to the front and access to the rear lane. Occupying a very central location, the property will suit a range of purchasers from first time buyers to landlords, with rental properties in this area achieve approximately £800 per calendar month.

Morpeth has an excellent range of amenities, all within very convenient proximity, including schooling for all ages, a range of cafes, bars and restaurants, a good selection of independent and high street shops and the usual health and leisure facilities. Those travelling further afield or commuting benefit from Morpeths Train Station on the East Coast mainline, along with good road links to the surrounding area and the A1.

ENTRANCE HALL

Entrance door to front, stairs leading to the first floor.

LOUNGE

14'1" x 14'0" (4.30 x 4.29)

To the front elevation with double glazed window and radiator.



KITCHEN DINER

10'2" x 16'4" (3.12 x 4.98)

Fitted with a range of wall and base units and roll top work surfaces, sink drainer unit with mixer tap, plumbing for washing machine and an integrated oven and hob. Two double glazed windows to rear and external door to rear lane.



ADDITIONAL IMAGE

FIRST FLOOR LANDING

Built in storage cupboard

BEDROOM ONE

10'10" x 14'0" (3.32 x 4.29)

Double glazed window to front, radiator.

BEDROOM TWO

9'6" x 9'9" (2.90 x 2.98)

Double glazed window to the rear, radiator.

BEDROOM THREE

6'2" x 9'10" maximum (1.88 x 3.01 maximum)

Double glazed window to front, radiator, access to loft.

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BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath. Double glazed window to the rear, radiator.



EXTERNALLY

The front of the property has a town style garden with decking and gravel and patio. The rear of the property provides access to the rear lane with a public car park beyond.

FLOOR PLAN

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

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.


TENURE & COUNCIL TAX BAND


Freehold/Leasehold - Not confirmed. we have been advised that the property is Freehold/Leasehold.

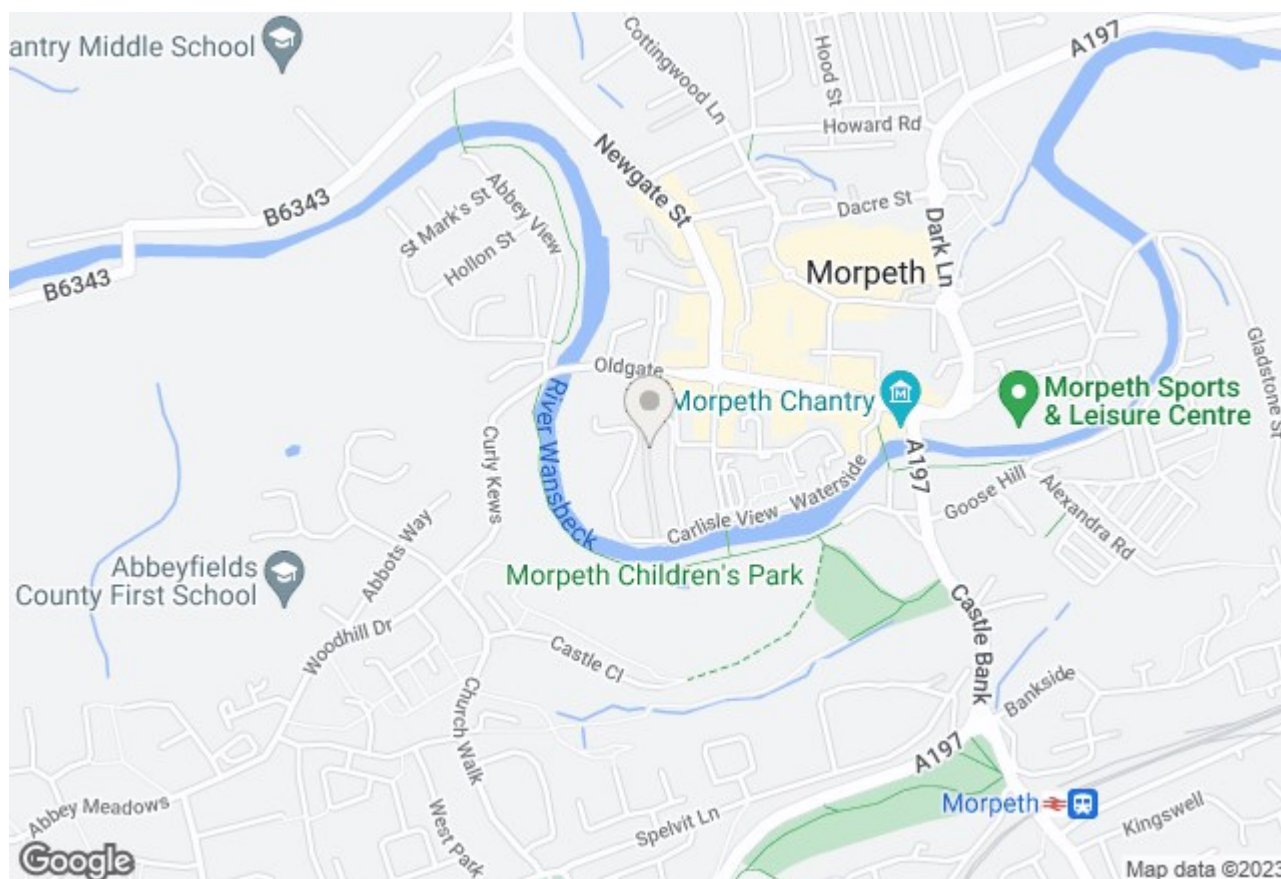
We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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