RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

THIRD AVENUE MORPETH NE61 2HY

- Three Bedroom Semi
- Double Glazing & Gas CH
- Good Size Garden
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewerage
- Kitchen & Utility Room
- Double Driveway
- EPC: TBC
- Council Tax Band: A

Price £155,000

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THIRD AVENUE MORPETH NE61 2HY

A three-bedroom semi-detached home located on Third Avenue within Stobhill. The property is conveniently positioned for a range of local amenities, including community shops, a first school and pharmacy, and is within easy reach of Morpeth town centre, which offers a wider selection of shops, restaurants, bars and leisure facilities. Morpeth train station is also easily accessible, providing transport links for commuters.

The accommodation benefits from gas central heating and double glazing throughout, and briefly comprises an entrance hall, lounge, dining room, kitchen and utility room to the ground floor. To the first floor, there are three bedrooms and a family bathroom/WC.

Externally, the property offers a double driveway providing off-street parking, along with a good-sized enclosed rear garden, suitable for a range of uses.

ENTRANCE HALL

Entrance door to the front with stairs to the first floor and a radiator.

LOUNGE

Double glazed windows to the front, log burning stove, radiator and a built in storage cupboard.

DINING ROOM

A versatile room, currently used a a play room with a double glazed window to the side, radiator and door to the utility room.

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KITCHEN

Fitted with a range of wall and base units with roll top work surfaces, 1.5 sink drainer unit with a mixer tap and an integrated oven, hob, extractor hood and dishwasher. Double glazed window to the rear, radiator.

UTILITY ROOM

Plumbing for washing machine, space for tumble dryer and an external door to the rear garden.

FIRST FLOOR LANDING

Double glazed window to the side.

BEDROOM ONE

Double glazed window to the front, radiator and sliding door wardrobes.

BEDROOM TWO

Double glazed window to the rear, radiator.

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BEDROOM THREE
Double glazed window to the rear, radiator

BATHROOM/WC
Fitted with a panelled bath with shower over, wc and wash hand basin in vanity unit. Double glazed window to the side, radiator.

EXTERNALLY & PARKING
The front of the property has a double driveway for off street parking. To the rear there is a good size rear garden with lawn and patio area.

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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

Verified Material Information. May 2026

The building
Semi-detached house, standard brick and block construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 1st Jan 2008
Heating features: Double glazing and wood burner

Parking: Driveway

Risks & restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Coal mining area: yes
No specialist issues recorded

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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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BROADBAND, MOBILE & DATA

Broadband Source: Ofcom. Verified May 2026.

The property has Ultrafast broadband available. The connection type is "FTTP (Fibre to the Premises)".

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

Type	Max download	Max upload	Available	Details
Standard	9 Mb	0.9 Mb	YES	
Superfast	80 Mb	20 Mb	YES	
Ultrafast	2000 Mb	2000 Mb	YES	

Mobile coverage Source: Ofcom. Verified May 2026.

Provider	Coverage	Details
EE	Great	
O2	Great	
Three	Great	
Vodafone	Great	

TENURE & COUNCIL TAX BAND

Freehold.

Title contains restrictions or restrictive covenants.
Here is a summary but a property lawyer can advise further:

The property is subject to 'restrictive covenants' listed in a 1983 legal document. These are rules that limit how the land can be used, such as preventing certain types of building work or stopping the property from being used for business purposes. There is a restriction regarding 'mines and minerals'. This means the owner does not own the materials deep underground and does not have the right to dig for them.

Title contains beneficial rights or easements
Here is a summary but a property lawyer can advise further:- The property benefits from 'easements'. These are legal rights to use or access parts of neighbouring land for specific reasons, such as for service pipes, wires, or access paths.

The property has the benefit of legal rights granted under the Housing Act 1980. These are standard rights often given to former Council properties to ensure they have all necessary access to utilities and services.

Council Tax Band: A (Source gov.uk Checked May 2026).

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.

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CONVEYANCING MADE SIMPLE

We work closely with trusted conveyancer Richard Twyford of Taylor Rose, helping to ensure a smooth and efficient process from offer to completion. With clear communication between our teams, your sale or purchase can progress as quickly and seamlessly as possible.

Why not obtain a no-obligation conveyancing quote? Simply speak to a member of our team and we will be happy to arrange this for you.

You are under no obligation to use our recommended conveyancer and are free to instruct a solicitor or licensed conveyancer of your choice. We do not receive any referral fee for recommending Taylor Rose.

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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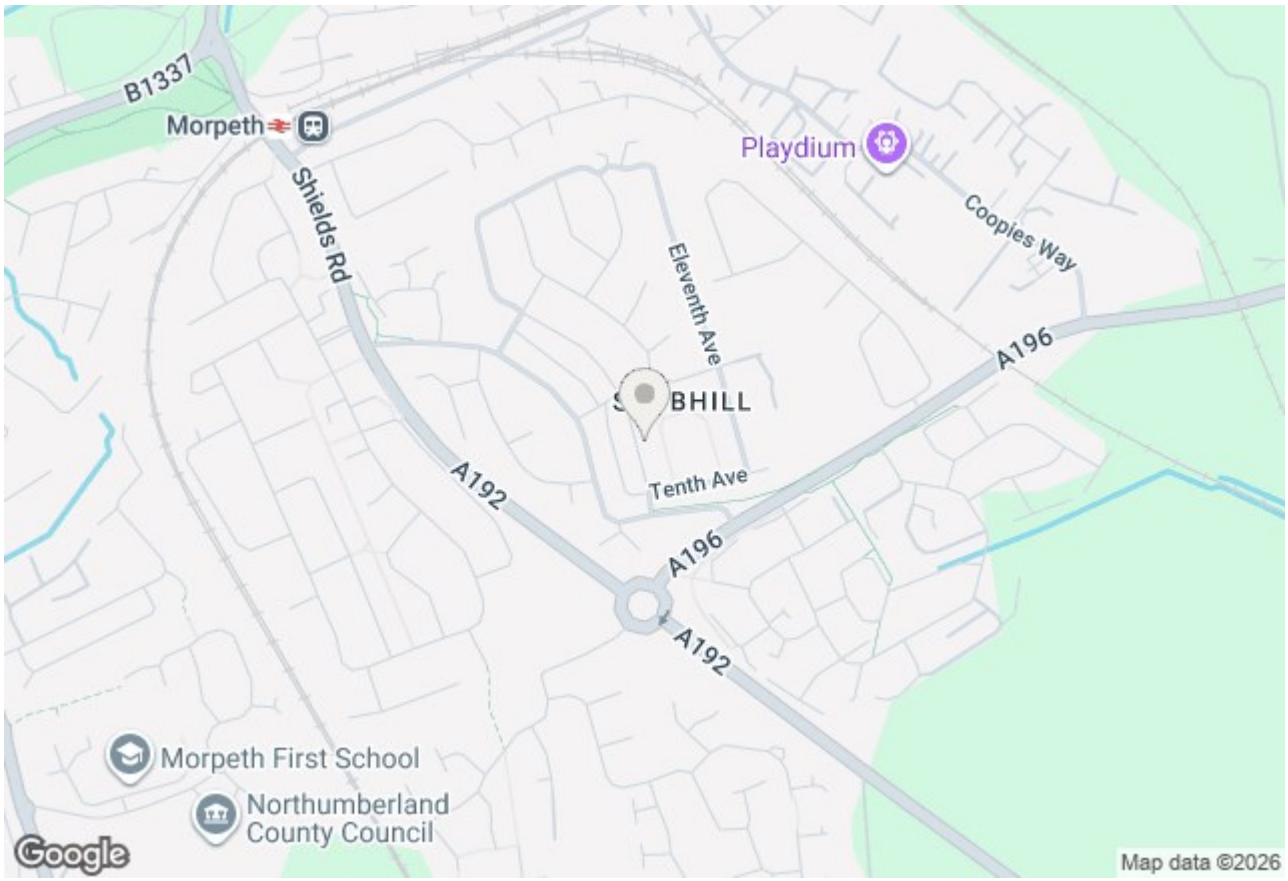
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC