

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

GRANGE ROAD MORPETH NE61 2TL



- Four Bedroom Townhouse
- Ensuite To Master Bedroom
- Well Placed For Amenities
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Open Plan Kitchen Diner
- Two Parking Spaces & Garden
- EPC: B
- Council Tax Band: D

Offers Over £295,000

GRANGE ROAD MORPETH NE61 2TL

A modern and well presented four bedroom townhouse located on the highly sought after Stobhill Grange Estate in Morpeth. Arranged over three floors, this versatile home is ideal for families or those working from home. The accommodation briefly comprises: entrance hall, lounge, and a contemporary kitchen/diner. To the first floor there is a generous master bedroom with en-suite, a further guest bedroom, and landing area. The second floor offers two additional well proportioned bedrooms and an extra WC. Externally, the property benefits from two allocated parking spaces and a good sized rear garden, perfect for relaxing or entertaining.

Stobhill Grange offers excellent access to local amenities, including a nearby Sainsbury's supermarket and a well-regarded first school. Morpeth Train Station is within close reach, providing convenient rail links to Newcastle and beyond, while regular bus services make commuting easy. The property also sits just a short distance from Morpeth's historic town centre, where you will find an array of shops, cafés, restaurants, and leisure facilities.

ENTRANCE HALL

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

LOUNGE

14'3" x 13'10" (4.36 x 4.23)

Maximum Measurements

Double glazed window to the front, radiator



ADDITIONAL IMAGE



GRANGE ROAD MORPETH NE61 2TL

KITCHEN DINER

12'1" x 14'7" (3.7 x 4.46)

Maximum Measurements

A spacious kitchen diner with double glazed french doors leading to the rear garden. The kitchen area is fitted with wall and base units with roll top work surfaces, integrated appliances and a central island with a sink drainer unit and mixer tap. Vertical radiator and storage cupboard.



ADDITIONAL IMAGE



FIRST FLOOR LANDING

Double glazed window to the front, radiator and stairs to the second floor.

MASTER BEDROOM

11'4" x 10'8" (3.47 x 3.26)

Double glazed window to the front, radiator and walk in wardrobe (excluded from measurements).



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ENSUITE

Fitted with a wash hand basin, wc and shower in cubicle. Extractor fan and heated towel rail.



BEDROOM TWO

11'4" x 10'2" (3.47 x 3.11)
Maximum Measurements

Double glazed window to the rear, radiator.

BATHROOM/WC

Fitted with a wc, wash hand basin and a bath in tiled surround.
Double glazed window, tiling to walls and floor and a heated towel rail.



SECOND FLOOR LANDING

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BEDROOM THREE

14'4" x 8'3" (4.37 x 2.54)

Measurements include restricted head height.

Double glazed sky lights, radiator and access to storage within the eaves.



ADDITIONAL IMAGE

BEDROOM FOUR

11'0" x 8'3" (3.36 x 2.54)

Measurement includes fitted wardrobes and restricted head height.

Double glazed skylights, radiator, fitted wardrobes and access to further storage within the eaves.



WC

Fitted with a wc and wash hand basin

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EXTERNALLY

The front of the property has a small garden area and a gate to the side providing access to the rear garden. The rear of the property has a good size lawned garden with patio area.



PARKING

There are two allocated parking spaces to the front of the property.



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.

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MATERIAL INFORMATION

Verified Material Information. Verified December 2025.

Property type: House

Property construction: Standard brick and block construction

Number and types of room: 4 bedrooms, 3 bathrooms, 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 on 1 Dec 2017.

Heating features: Double glazing and Underfloor heating

Parking: Private

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: None

Coal mining area: Yes

Non-coal mining area: Yes

Loft access: Yes - insulated and boarded, accessed by: Hatch in top floor

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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.

GRANGE ROAD MORPETH NE61 2TL

BROADBAND, MOBILE SIGNAL & DATA

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 16 Mb 1 Mb YES

Superfast 80 Mb 20 Mb YES

Ultrafast 10000 Mb 10000 Mb YES

Mobile coverage

Source: Ofcom

Actual services available may be different (data provided by Ofcom).

Provider Coverage Details

EE Great

O2 Great

Three Great

Vodafone Great

Checked December 2025.

TENURE & COUNCIL TAX BAND

Tenure: 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: D

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.

FLOOR PLAN


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


GOOGLE MAPS - GENERAL NOTE

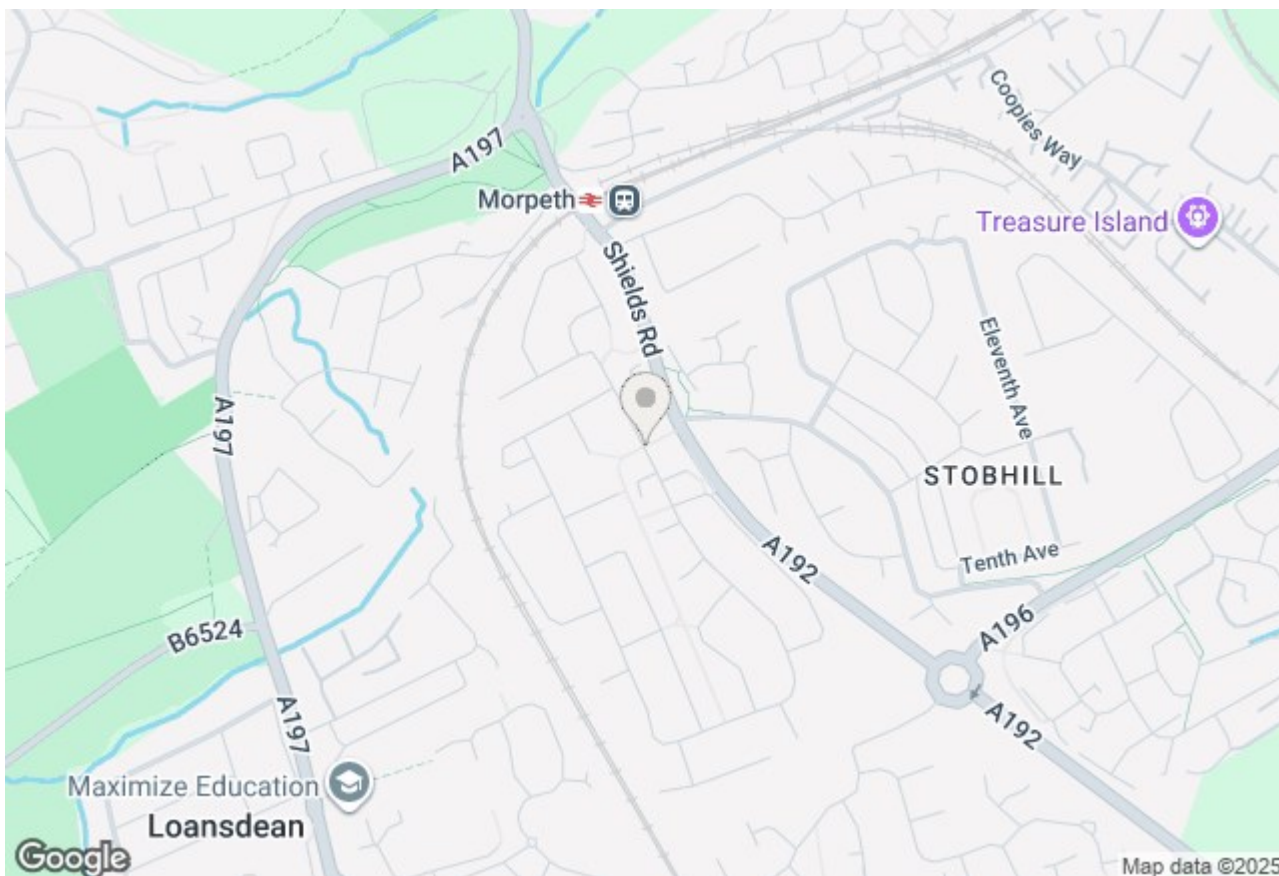
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	93
(81-91) B		
(69-80) C		
(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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