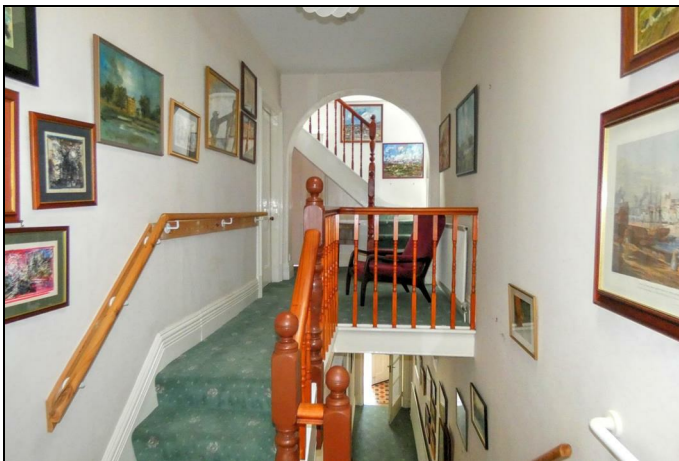


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

26 DE MERLEY ROAD MORPETH NE61 1HZ



- Highly sought after location
- Two reception rooms
- No further chain

- Four bedroom semi
- Garage and Gardens
- Energy Rating F

Price £475,000

26 DE MERLEY ROAD MORPETH NE61 1HZ

A large, traditional semi detached home situated in one of the most highly regarded and sought after areas of Morpeth. Properties in this location are rarely available and often generate large amounts of interest and viewing is advised at the earliest opportunity. The accommodation is available with no further chain and although in need of updating, presents an excellent opportunity as a sizeable family home.

The accommodation retains many original features including single glazed sash windows and briefly comprises:- entrance porch with tiled floor, entrance hall, lounge, dining room, conservatory, breakfasting kitchen and rear lobby with utility cupboard and w.c. to the ground floor. To the first floor there is a master bedroom with en-suite shower room, two further double bedrooms, fourth bedroom which has been used as a study and a bathroom/w.c. The loft has also been converted with a staircase from the first floor and is divided into three storage rooms. Externally the property has a good size garden and detached garage with driveway.

ACCOMMODATION

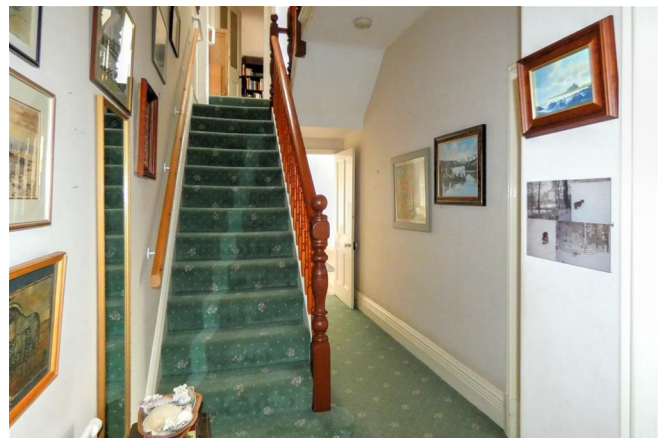
GROUND FLOOR

ENTRANCE PORCH

Entrance door to front. Tiled floor. Inner door to hall.

HALL

Stairs leading to first floor with under-stair cupboard. Radiator.



LOUNGE

17'2" x 18'7" into bay (5.25 x 5.67 into bay)

Bay window to front. Further window to side. Fireplace. Picture rail. Radiator.



DINING ROOM

14'11" x 14'11" max (4.56 x 4.56 max)

Windows to rear and side. Wood flooring. Fireplace. Radiator. Access to conservatory.



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CONSERVATORY

18'2" x 7'4" max (5.55 x 2.26 max)

Single glazed with dwarf wall and door to garden.



BREAKFASTING KITCHEN

17'3" x 11'11" (5.26 x 3.65)

Fitted with a range of wall and base units with work surfaces. One and a half bowl sink drainer unit with mixer tap. Electric cooker point. Chimney breast with floor standing boiler. Window to side. Tiled floor.



REAR LOBBY

External door to garden and skylights to side. There is also a utility cupboard with plumbing for washing machine and a w.c. with wash hand basin. Window.

FIRST FLOOR

LANDING

From the rear of the landing there are steps up to the fourth bedroom and bathroom. To the front there are steps providing access to the remaining bedrooms and stairs to the loft.



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MASTER BEDROOM

15'2" x 15'2" max (4.64m x 4.64m max)

Windows to side. Two radiators.



EN-SUITE

Low level w.c. Pedestal wash hand basin. Mains shower in cubicle.

BEDROOM TWO

11'10" x 15'1" max (3.61 x 4.6 max)

Windows to front and side. Picture rail.



BEDROOM THREE

9'6" x 11'0" (2.9 x 3.37)

Window to front. Radiator.



BEDROOM FOUR

8'5" x 12'3" + door recess (2.57 x 3.74 + door recess)

To the rear elevation with window to side. Fireplace. Radiator.



26 DE MERLEY ROAD MORPETH NE61 1HZ

BATHROOM

Panelled bath. Pedestal wash hand basin. Window to side. Radiator.

SEPARATE W.C.

Window to side.

SECOND FLOOR

The loft has been converted with a staircase from the first floor and is divided into three storage rooms.

EXTERNALLY

GARDENS

The gardens to the property are predominantly to the side with a good size lawn area and raised patio surrounding the conservatory, in addition to well established hedgerow and shrubs.



GARAGE

A single detached garage, with driveway for on site parking.
NOTE: It has not been possible to access the garage.



REAR OF PROPERTY



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.

FLOOR PLAN

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



26 DE MERLEY ROAD MORPETH NE61 1HZ

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

We have been advised that the property is Freehold but this has not been confirmed by Solicitors.

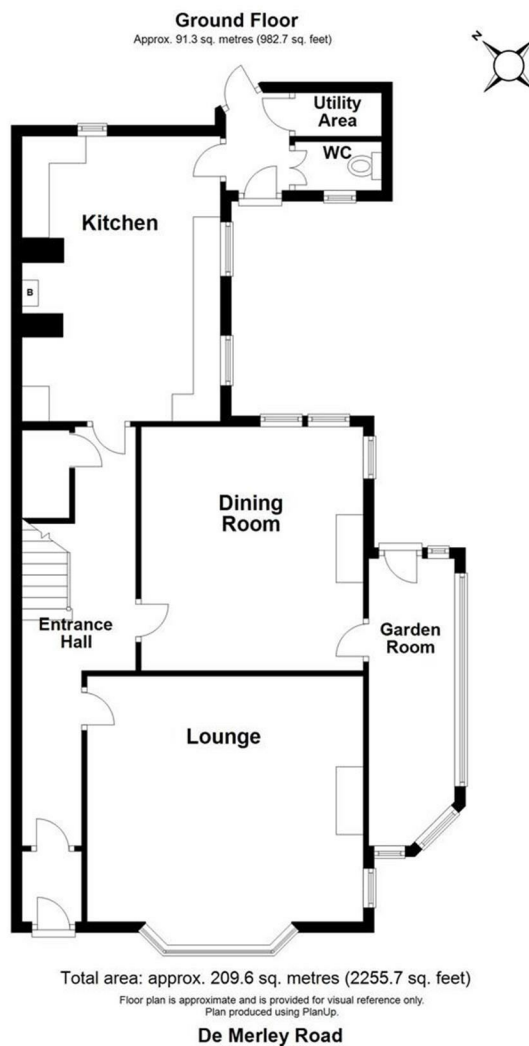
VIEWING ADVICE

Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers must be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

21/G/21



26 DE MERLEY ROAD MORPETH NE61 1HZ

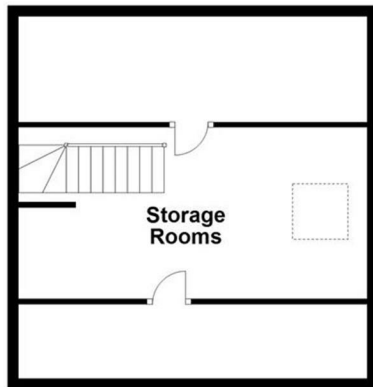
First Floor

Approx. 77.1 sq. metres (830.3 sq. feet)



Second Floor inc. restr. head height

Approx. 41.1 sq. metres (442.7 sq. feet)



26 DE MERLEY ROAD MORPETH NE61 1HZ



Total area: approx. 209.6 sq. metres (2255.7 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

De Merley Road

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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