

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

FRIARS GATE MORPETH NE61 2AY



- Three Bedroom Semi
- Larger Garage & Manageable Gardens
- Sought After Location
- EPC: D
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Kitchen, Utility Room & WC
- Double Glazing & Gas CH
- Tenure: Freehold
- Council Tax Band: C

Price £270,000

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An impeccably maintained three bedroom semi detached home, ideally situated on Friars Gate in the ever popular Kirkhill. Offering well proportioned and versatile accommodation throughout, the property benefits from gas central heating and double glazing and briefly comprises: entrance porch, hallway, lounge which is open to the dining room, conservatory, fitted kitchen, utility room, and ground floor WC.

To the first floor, there are three good sized bedrooms and a modern family bathroom/WC, complete with both a bath and a separate shower cubicle.

Externally, the property boasts a 1.5 width garage and easily maintained gardens, perfect for low maintenance outdoor living. It occupies an enviable position with a large green area to the side, providing an attractive open aspect and additional privacy.

Kirkhill is a highly regarded residential area, offering a range of local amenities including shops, schools, and recreational facilities. The property is well placed for convenient access to excellent transport links, including nearby road networks and public transport services, making commuting straightforward. The town centre is also within easy reach, providing a wider selection of retail, dining, and leisure amenities.

This fantastic home is sure to appeal to a wide range of purchasers, and early viewing is highly recommended to fully appreciate all that it has to offer.

ENTRANCE PORCH

Steps up to an external door leading to the entrance porch with double glazed windows, tiled floor and inner door to the hallway.

ENTRANCE HALL

Stairs leading to the first floor with understair storage cupboard and a radiator.

LOUNGE

15'1" x 10'2" (4.61 x 3.1)

Double glazed window to front, radiator, gas fire in decorative surround and open plan to the dining room.



DINING ROOM

8'7" x 10'7" (2.63 x 3.23)

Open plan from the lounge and has double glazed french doors to the conservatory and a radiator.



FRIARS GATE MORPETH NE61 2AY

CONSERVATORY

8'6" x 9'5" (2.6 x 2.88)

Double glazed windows with dwarf wall, radiator and double doors leading to the garden.



KITCHEN

8'6" x 11'0" (2.6 x 3.36)

Fitted with wall and base units with roll top work surfaces, 1.5 sink drainer unit with mixer tap and an integrated oven and hob with extractor hood. Double glazed window to the rear, radiator, tiled floor and double glazed door leading to the utility room.



UTILITY ROOM

7'4" x 7'8" (2.25 x 2.35)

A useful space fitted with wall and base units, sink drainer unit with mixer tap and plumbing for washing machine. Double glazed windows overlooking the garden and access to a rear lobby which leads to the ground floor wc and garage.



GROUND FLOOR WC

Fitted with a wc and wash hand basin, double glazed window to the rear.

FIRST FLOOR LANDING

Double glazed window to the side.



FRIARS GATE MORPETH NE61 2AY

BEDROOM ONE

10'2" x 11'9" including wardrobes (3.12 x 3.6 including wardrobes)
Double glazed window to the front, radiator and a range of fitted wardrobes with overhead units and bedside tables, dressing table and drawers.



BEDROOM TWO

11'9" x 8'6" including wardrobes (3.6 x 2.61 including wardrobes)
Double glazed window to the rear, radiator and fitted wardrobes and drawers.



BEDROOM THREE

8'7" x 7'4" excluding storage cupboard. (2.63 x 2.25 excluding storage cupboard.)
Double glazed window to the front, radiator and built in storage over the stairs.



FRIARS GATE MORPETH NE61 2AY

BATHROOM/WC

Fitted with a wc, wash hand basin, panelled bath and a mains shower in cubicle. Double glazed window to the rear, tiling to the walls and floor, radiator and heated towel rail.



EXTERNALLY

The front of the property has a lawned garden and a block paved driveway providing of street parking and access to the garage.

The rear of the property has an enclosed garden which has been landscaped for easy maintenance with patio area, artificial lawn and raised beds.



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



GARAGE

The property has an extended garage, approximately 1.5 width with an electric roller door, power and lighting and a door providing access to the utility room.

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.

FRIARS GATE MORPETH NE61 2AY

MATERIAL INFORMATION

Verified Material Information March 2026

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: No Certificate

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

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 at an unknown date.

Heating features: Double glazing

Parking: Garage and Off Street

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: No

Loft access: Yes - insulated and unboarded, accessed by: Pull down ladder

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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.

FRIARS GATE MORPETH NE61 2AY

TENURE & COUNCIL TAX BAND

Freehold - Purchasers must ask their legal advisor to confirm the Tenure.

Title contains restrictions or restrictive covenants:

Here is a summary but a property lawyer can advise further: - Unknown Lease Rules: The property is subject to an old lease with unknown details, which may contain 'restrictive covenants' (legal rules that prevent you from doing certain things on your land). - Building Limitations: You cannot use rights of light or air to stop the owners of the neighbouring land (referred to as the 'Retained Land') from building on or developing their property.

Title contains beneficial rights or easements:

Here is a summary but a property lawyer can advise further:- Utility Access: The right to use and connect to sewers, drains, water pipes, gas lines, and electricity cables located on the neighbouring land. - Maintenance Access: The right to enter neighbouring land to inspect, clean, or repair shared pipes, cables, or structures that cannot otherwise be reached. - Right of Way: The right to travel by foot or in vehicles over the roads and streets within the neighbouring estate area. - Shared Services: The right to the free flow of water, soil, gas, and electricity through pipes and cables serving the property, provided you pay a fair share of the maintenance costs.

Council Tax Band: C (Source gov.uk Checked March 2026).

BROADBAND, MOBILE & DATA

Broadband - Source: Ofcom -Checked March 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
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Standard	14 Mb	1 Mb	YES	
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Superfast	80 Mb	20 Mb	YES	
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Ultrafast	2000 Mb	2000 Mb	YES	
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Mobile coverage - Source: Ofcom - Checked March 2026

Provider Coverage Details

EE Great

O2 Great

Three Great

Vodafone Great

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.

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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.

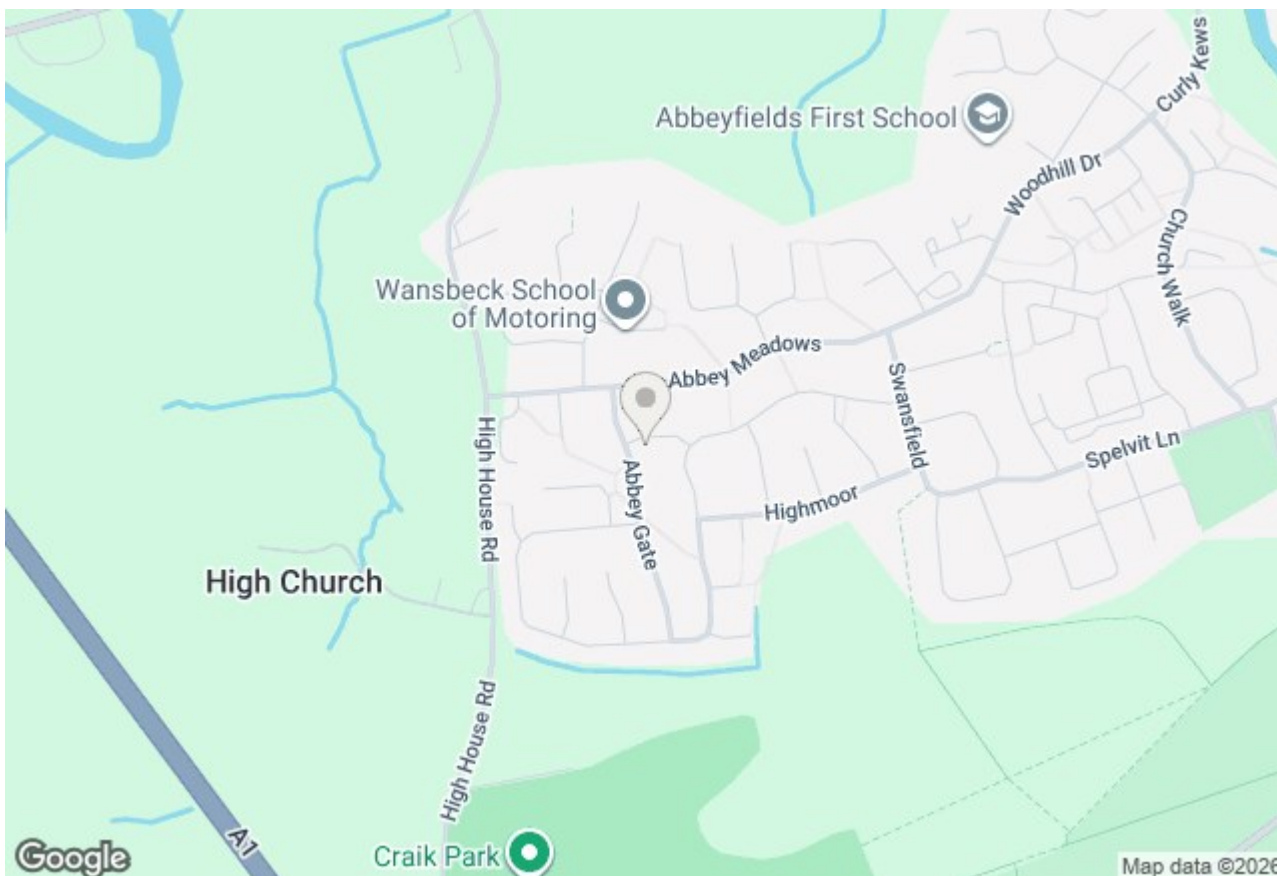
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

19C26AOAO

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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