

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**54 BAMBURGH DRIVE PEGSWOOD MORPETH NORTHUMBERLAND NE61  
6TT**



- Three Bedroom Semi Detached Home
- Lounge Diner
- No Upper Chain
- Tenure: Freehold

- Immaculately Presented
- Double Glazing & Gas Central Heating
- EPC: B
- Council Tax Band: B

**Price £160,000**

# 54 BAMBURGH DRIVE PEGSWOOD MORPETH NORTHUMBERLAND NE61 6TT

A fantastic opportunity to purchase this beautifully presented three bedroom semi detached home, situated on Bamburgh Drive, Pegswood. Available with the advantage of no upper chain the accommodation briefly comprises of:- An extended entrance lobby, large enough to accommodate a home office if required, hallway, lounge diner, and kitchen. The the first floor are three bedrooms and a bathroom/wc. To the outside there are gardens to the front and rear along with a driveway for off street parking (the garage has been converted for use as the dining room). The property also benefits from solar panels, double glazing and gas central heating. Although the property will appeal to many it would be an ideal first time purchase and viewing at the earliest opportunity is recommended.

## ENTRANCE LOBBY

The ground floor has been extended to the front to offer a large entrance lobby which would make an excellent home office/study area.



## ENTRANCE HALLWAY

With stairs to the first floor.

## KITCHEN

6'9" x 9'8" max (2.06 x 2.96 max)

Fitted with a range of wall and base units with roll top work surfaces, one and a half sink drainer unit with mixer tap, integrated oven, hob and extractor fan. Plumbing for washing machine, double glazed window and external door to the rear.



## LOUNGE DINER



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## LOUNGE

12'9" plus door recess x 15'8" (3.9 plus door recess x 4.79)

Open plan to the dining area with a double glazed window to the rear, radiator and under stair storage cupboard.



## DINING AREA

9'8" x 8'4" (2.95 x 2.56)

Originally the garage the space has been converted into a useful dining area, currently utilised as a play area with a radiator and double glazed window to the side looking onto the entrance lobby.



## FIRST FLOOR LANDING

### BEDROOM ONE

8'7" excluding robes x 9'2" (2.62 excluding robes x 2.81)

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



### BEDROOM TWO

9'6" x 8'4" (2.9 x 2.55)

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



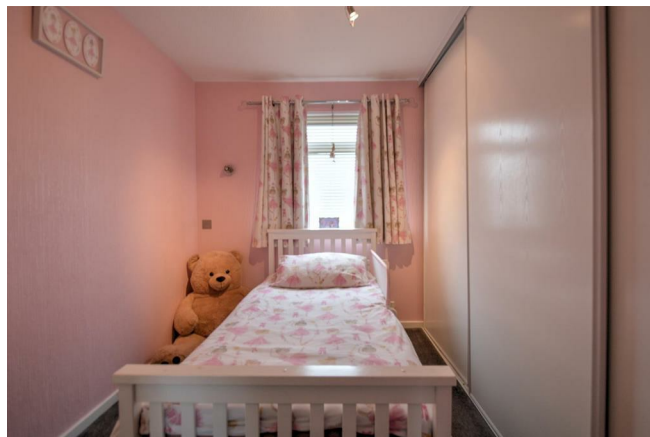
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## BEDROOM THREE

9'9" x 8'4" (2.98 x 2.55)

Measurement includes some restricted head height.

Double glazed window to the rear and radiator.



## BATHROOM/WC

Fitted with a wc, pedestal wash hand basin and paneled bath with mains shower over, double glazed window to the front and a radiator.



## EXTERNALLY

To the outside there are gardens to the front and rear along with a driveway for off street parking. The rear garden has artificial lawn and a patio for easy maintenance.



## GARAGE

The garage has been converted for use as the dining area, however, there is still space for useful storage with an up and over door.

## 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.

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## TENURE & COUNCIL TAX BAND

We have been advised that the property is 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 B. Source - Gov.uk Mar 2023

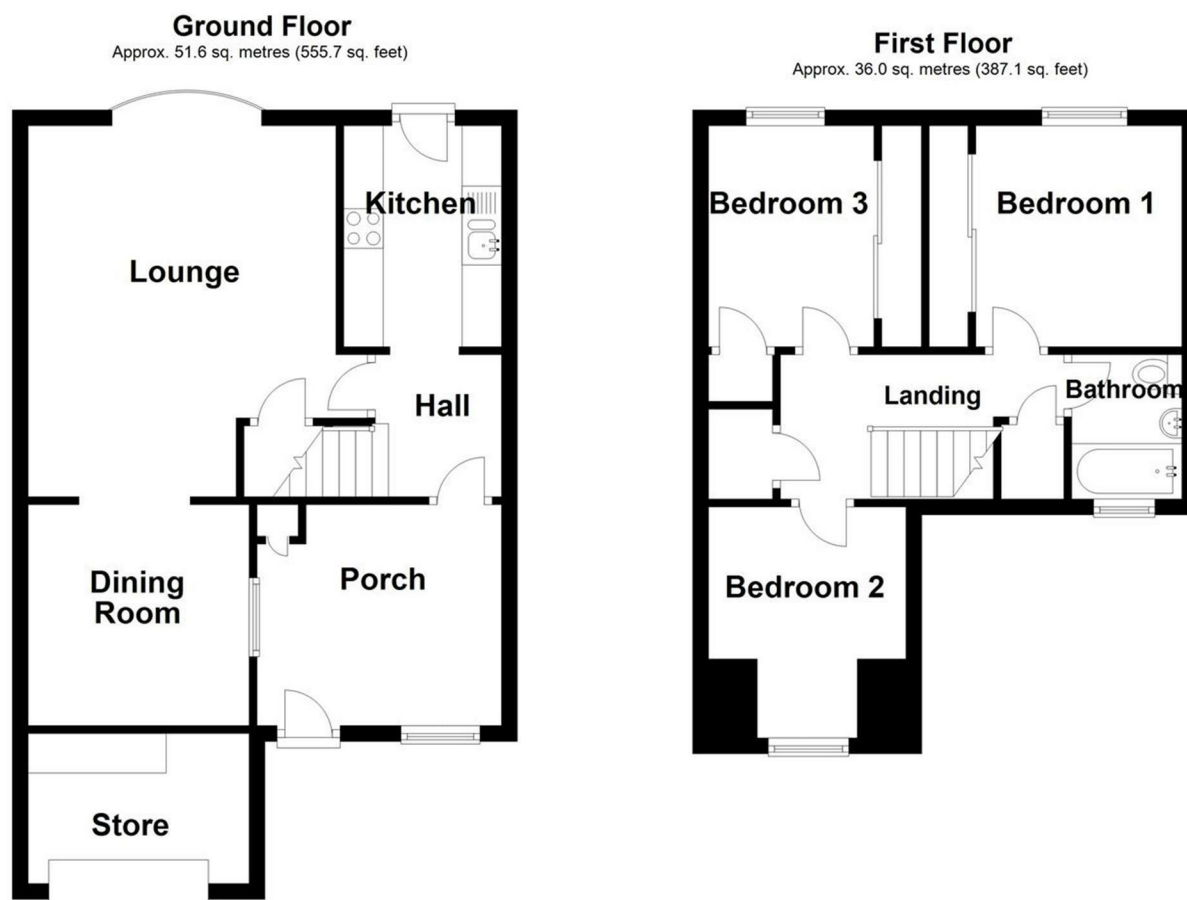
## GOOGLE MAPS - GENERAL NOTE

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

21C23AOAO



Total area: approx. 87.6 sq. metres (942.8 sq. feet)

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

**Bamburgh Drive**

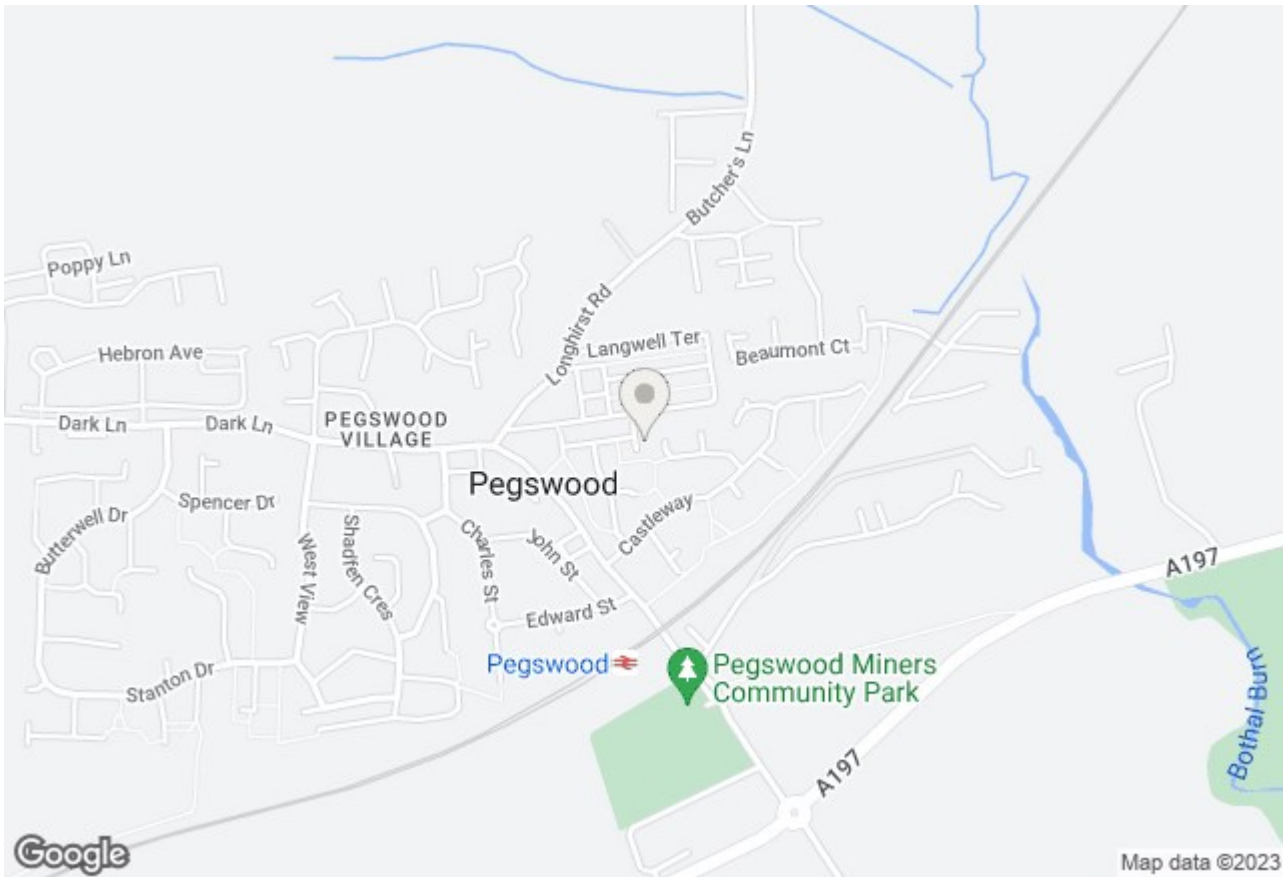
### Energy Efficiency Rating

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

**84** **88**

### Environmental Impact (CO<sub>2</sub>) Rating

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



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