

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

4 MERLE GARDENS MORPETH NORTHUMBERLAND NE61 3RW



- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- UPDATING REQUIRED
- COUNCIL TAX BAND D

- NO FURTHER CHIAN
- CONSERVATORY
- EPC RATING D
- FREEHOLD

Price £355,000

4 MERLE GARDENS MORPETH NORTHUMBERLAND NE61 3RW

A four bedroom detached home situated on the highly sought after Lancaster Park Estate, Morpeth. The Estate is popular with a range of purchasers, especially families as All Saints First School is located on the estate and it is within convenient proximity to Morpeth Town Centre. The A1 is also easily accessible from the north of the Town via Fairmoor providing excellent links for travel and commuting. Available with no upper chain, the accommodation has gas central heating via a combi boiler, double glazing and briefly comprises of:- Entrance hall, ground floor wc, dining room, lounge, conservatory, kitchen, first floor landing, four bedrooms and bathroom/wc. Externally there is an attached single garage with utility area, driveway and gardens to front and rear. Properties in this area are in very high demand and early viewing is highly recommended to avoid disappointment.

ENTRANCE HALL

Entrance door to side leading to hallway with radiator and access to rear porch and garage.

GROUND FLOOR WC

WC, wash hand basin in vanity unit, double glazed window to side, radiator.

DINING ROOM

9'11" x 10'4" excluding stairs (3.04 x 3.17 excluding stairs)

The dining area is open plan from the hallway and has stairs leading to the first floor, radiator and double glazed window to front.



KITCHEN

11'9" x 9'10" (3.6 x 3.02)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and integrated fridge, oven, hob and extractor fan. Cupboard housing Vaillant combi boiler, double glazed window to rear, radiator.



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LOUNGE

11'10" x 20'3" (3.63 x 6.19)

A large main reception room with a double glazed window to front, two radiators and double glazed patio doors to the conservatory.



CONSERVATORY

11'10" x 11'11" (3.63 x 3.65)

Double glazed windows with door providing access to the rear garden.



FIRST FLOOR LANDING

Access to the loft and a double glazed window to the side.

BEDROOM ONE

12'0" x 9'8" excluding wardrobes (3.67 x 2.95 excluding wardrobes)

Double glazed window to front, radiator and fitted wardrobes.



BEDROOM TWO

8'4" x 12'0" (2.55 x 3.66)

Double glazed window to rear, radiator and a built in storage cupboard (excluded from measurements).



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BEDROOM THREE

9'10" x 7'3" (3 x 2.21)

Double glazed window to the front, radiator.



BEDROOM FOUR

9'10" x 6'10" (3 x 2.1)

Double glazed window to rear, radiator.



BATHROOM/WC

Fitted with a concealed cistern wc, wash hand basin in vanity unit, corner bath and mains shower in separate cubicle. Double glazed window to rear and heated towel rail.



UTILITY ROOM (REAR OF GARAGE)

Fitted with a sink drainer unit with dual taps and plumbing for washing machine.



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GARAGE

Single attached garage with automatic roller door, power and lighting.

EXTERNALLY

The front of the property has a driveway for off street parking and lawned garden. To the rear there is a good size, enclosed garden garden, mainly lawned with patio area.



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.

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 & COUNCIL TAX BAND

Freehold - Not confirmed.

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 - Source: gov.uk October 2022.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

28KCHCH

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 (CO₂) 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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