

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**6 SIMONSEIDE CLOSE MORPETH NE61 2XY**



- Three Bedroom Detached Home
- Sought After Cul De Sac Position
- Available With No Further Chain
- Council Tax Band D

- Generous Corner Plot
- Double Glazing & Gas CH
- EPC Rating D
- Freehold

**Price £325,000**

# 6 SIMONSEIDE CLOSE MORPETH NE61 2XY

A three bedroom, detached home situated on Simonside Close, Kirkhill, Morpeth. Simonside Close occupies an enviable position on the periphery of Kirkhill overlooking High House Bank. The area is popular with many, especially families as Kirkhill has a range of amenities within the estate including Abbeyfields First School, local shops and bus service into the Town Centre. Those looking to commute will find convenient access to the A1 and Morpeth Train Station, positioned on the East Coast Mainline. Morpeth itself offers an excellent range of amenities including well known high street names, independent retailers, schooling across all ages, bars, restaurants and health and leisure facilities.

Available with the advantage no upper chain, the accommodation has double glazing (excluding bathroom), gas central heating and briefly comprises of:- Entrance porch, ground floor wc, entrance hallway, spacious lounge diner, kitchen, utility room, first floor landing, three bedrooms all with fitted storage and a bathroom/wc. Externally the property has generous gardens to the rear and side along with a front garden, garage and driveway for off street parking.

Properties in this locality are highly sought after and we recommend viewing at the earliest opportunity.

## ENTRANCE PORCH

External door to side providing access to the porch, access to ground floor wc and inner door leading to the entrance hall.

## GROUND FLOOR WC

Fitted with a wc, wash hand basin, roof light and radiator.

## ENTRANCE HALL

A spacious entrance hall with stairs leading to first floor, understair cupboard and a radiator.

## LOUNGE DINER

22'6" x 16'10" max. measurements (6.86 x 5.15 max. measurements)



## LOUNGE

The lounge has a double glazed picture window to the front, radiator and an electric fire with fitted feature hearth. Open plan to the dining area.



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## DINER

Open plan from the lounge with radiator and double glazed patio doors to the rear garden.



## KITCHEN

10'0" x 11'10" (3.05 x 3.61)

Fitted with a range of wall and base units with roll top work surfaces, 1.5 sink drainer unit with mixer tap, radiator, pantry cupboard and a serving hatch to the dining room wall.



## UTILITY ROOM

Accessed from the kitchen, there is an external door to the rear garden, plumbing for washing machine, belfast style sink and a built in storage cupboard.



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## FIRST FLOOR LANDING

Double glazed window to the side, radiator.



## BEDROOM ONE

10'11" x 13'1" inc. wardrobes (3.35 x 4.01 inc. wardrobes)

A large double bedroom with double glazed window to the front, radiator and fitted wardrobes.



## ADDITIONAL IMAGE



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## BEDROOM TWO

8'7" x 13'1" exc. wardrobes (2.64 x 3.99 exc. wardrobes)  
Double glazed window to the rear, radiator, built in wardrobes and storage cupboard,



## BEDROOM THREE

7'4" x 10'11" maximum measurements (2.24 x 3.35 maximum measurements)  
Double glazed window to the front, radiator and a built in cupboard over the stairs.



## BATHROOM/WC

Fitted with a wc, pedestal wash hand basin, bath and a mains shower in separate cubicle. There are two single glazed windows to the rear and a heated towel rail.



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## ADDITIONAL IMAGE



## EXTERNALLY

The rear of the property has a good size garden of generous proportions and has been extremely well maintained with lawned areas and established borders. The gardens reach around to the side of the property and on to the front where there are further lawned and planted areas.



## ADDITIONAL IMAGE



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## GARAGE & DRIVEWAY

There is a single, attached garage with up and over door, power and lighting and a driveway for off street parking.



## 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.

## 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

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.

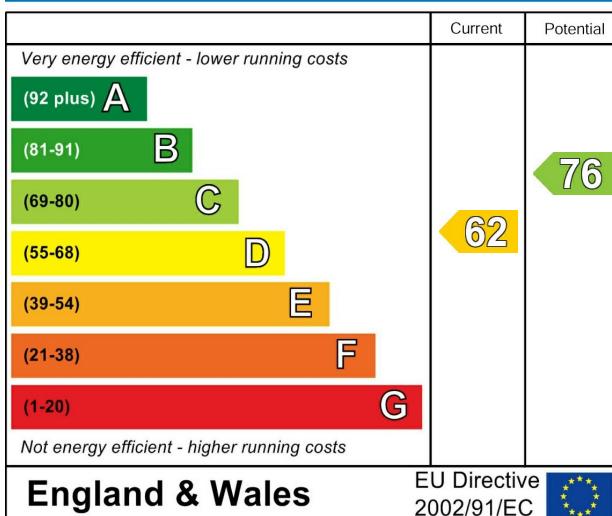
Council Tax Band D - gov.uk September 2023.

## VIEWING ARRANGEMENTS

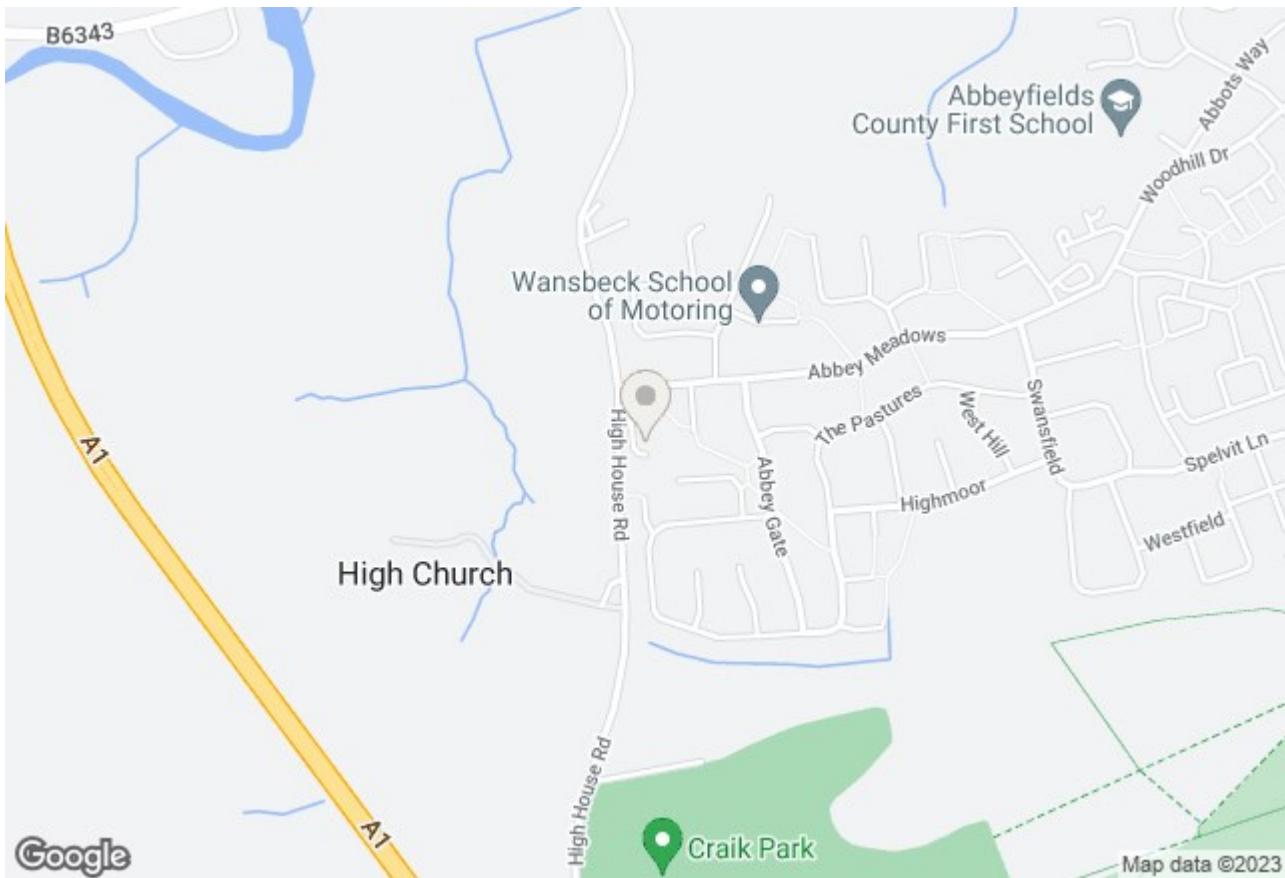
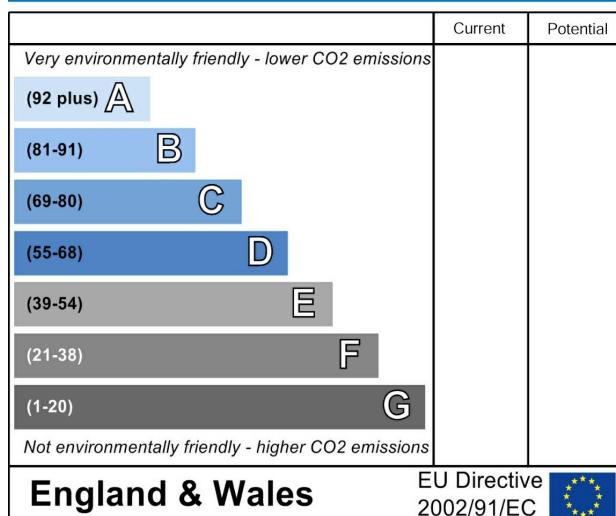
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

20I23AOAO

## Energy Efficiency Rating



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



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com