

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

ASHLEY GARDENS ST. MARY PARK STANNINGTON MORPETH NE61 6BJ



- Two Bedroom End Terrace
- Private Parking
- Available With Vacant Possession
- EPC: B
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Kitchen Diner With Integrated Appliances
- Lovely Open Outlook
- Council Tax Band: B
- Tenure: Freehold

Price £185,000

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A modern, end link home at St Mary's Park, Stannington, nestled in the heart of the Northumberland countryside. Extending across approximately 136 acres, this thoughtfully designed development offers an abundance of open green space, scenic woodland walks, and well maintained communal areas, creating a peaceful, semi rural setting ideal for families and professionals alike. Residents benefit from on site amenities including the highly regarded St Mary's Inn Gastro Pub & Hotel, perfect for dining and socialising just a short stroll from your doorstep.

Perfectly positioned just 4 miles from the historic market town of Morpeth, the property enjoys easy access to a wide range of local amenities including independent shops, supermarkets, cafés, restaurants, highly regarded schools, and leisure facilities. Morpeth also offers excellent transport links, with a mainline railway station providing direct services to Newcastle, Edinburgh, and beyond. The nearby city of Newcastle upon Tyne is also within convenient commuting distance, offering extensive shopping, cultural attractions, universities, and vibrant nightlife. The A1 is easily accessible, making travel throughout the region straightforward.

The property itself comprises: entrance lobby, cloakroom/WC, a comfortable living room, and a contemporary breakfasting kitchen ideal for both everyday living and entertaining. To the first floor there is a landing leading to two well-proportioned bedrooms and a family bathroom/WC.

Externally, the home benefits from a designated parking space and an enclosed, low maintenance rear garden, perfect for relaxing or outdoor dining. The surrounding development is rich in natural beauty, with landscaped green spaces, mature trees, and pedestrian friendly pathways weaving throughout, offering residents a tranquil environment with plenty of opportunities for walking, cycling, and enjoying the outdoors.

ENTRANCE PORCH

Entrance door to the front, radiator and access to ground floor wc.

GROUND FLOOR WC

Fitted with a wall mounted wash hand basin, WC and radiator.

LOUNGE

10'4" (max to stairs) x 13'8" (3.15m (max to stairs) x 4.17m)

Double glazed window to the front, radiator and stairs to the first floor.



ADDITIONAL IMAGE



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KITCHEN DINER

13'1" (max) x 11'1" (4.01m (max) x 3.38m)

Fitted with a range of wall and floor units with work tops, a sink drainer unit with mixer tap and integrated appliances to include an integrated oven, hob and extractor hood, fridge freezer, dishwasher and washing machine. The dining area has double glazed french doors to the rear garden and a radiator.



ADDITIONAL IMAGE



FIRST FLOOR LANDING

Radiator, storage cupboard and access to the loft.

BEDROOM ONE

13'3" x 8'10" (4.06m x 2.71m)

Double glazed window to the rear and a radiator.



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BEDROOM TWO

13'3" (max) x 7'9" (max) I shaped (4.04m (max) x 2.38m (max) I shaped)

Double glazed window to the front and a radiator.



BATHROOM/WC

Fitted with a panelled bath with mixer shower over, wash hand basin and WC. Radiator and extractor fan.



EXTERNALLY

There is an enclosed, low maintenance garden to the rear with artificial lawn and patio area. To the front there is an open plan garden.



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PARKING

A privately owned, designated parking space to the rear.



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.

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MATERIAL INFORMATION

Verified Material Information - March 2026

Property type: House

Property construction: Standard brick and block construction

Number and types of room: 2 bedrooms, 2 bathrooms, 1 reception

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 on 31 Jan 2021.

Heating features: Double glazing

Parking: Allocated

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: Upstairs landing via a hatch

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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.

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TENURE & COUNCIL TAX BAND

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.

Title contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - Registered restriction (entry dated 23 February 2022): No sale, new mortgage or other change to the registered ownership can be registered without a certificate signed by St. Mary's Stannington Management Company Limited (Co. Regn. No. 6385307) of St. Ann's Wharf, 112 Quayside, Newcastle upon Tyne NE99 1SB confirming that clauses 40.3 and 40.4 of the Transfer dated 28 January 2022 have been complied with. In plain language: you cannot register a sale or a charge (mortgage) or other change affecting the registered title unless the management company certifies that certain steps in the 2022 Transfer have been followed. - Restrictive covenants in the Transfer dated 29 May 2007 (and varied by deeds dated 18 January 2013 and 25 March 2014) and in the Deed of Mutual Covenant dated 12 October 2018 (copies filed under ND153109 and ND211600). 'Restrictive covenant' means a promise recorded against the land that limits what an owner may do (for example, about use of the property, alterations, boundaries or appearance). The register records that these covenants exist but does not give the detailed wording — you must read those deeds to know the exact limits and obligations.

Title contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the benefit of any legal easements granted by the Transfer dated 28 January 2022 (see copy filed). An easement is a positive right over someone else's land — for example a right of way, or a right to run services — but the register does not list the exact easements, so check the Transfer for details. - The Transfer dated 28 January 2022 contains provisions as to light or air and boundary structures. In plain terms, there may be rights or protections allowing light or preventing obstruction of windows, and arrangements about who must keep boundary walls or fences and how they may be altered. The exact details are in the Transfer. - A right of entry is annexed to the rentcharge (noted 28 January 2022). This means the person who holds the rentcharge has a recorded right to enter the land (for example to carry out work or enforce the rentcharge) in certain circumstances. - The register also records a provision about the creation and passing of easements and a provision as to the grant of rights in specified events (an estate-contract/equitable easement note). This means the deeds include arrangements under which additional rights (such as access or service easements) may be created or passed to others in particular situations. You should read the 2022 Transfer and the earlier deeds for the precise scope.

BROADBAND, MOBILE & DATA

Broadband - Source: Ofcom 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

Standard 2 Mb 0.4 Mb YES

Superfast Unavailable Unavailable YES

Ultrafast 1800 Mb 220 Mb YES

Mobile coverage - Source: Ofcom - March 2026

Provider Coverage Details

EE Great

O2 Great

Three OK

Vodafone Great

CONVEYANCING MADE EASY

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.

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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.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

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

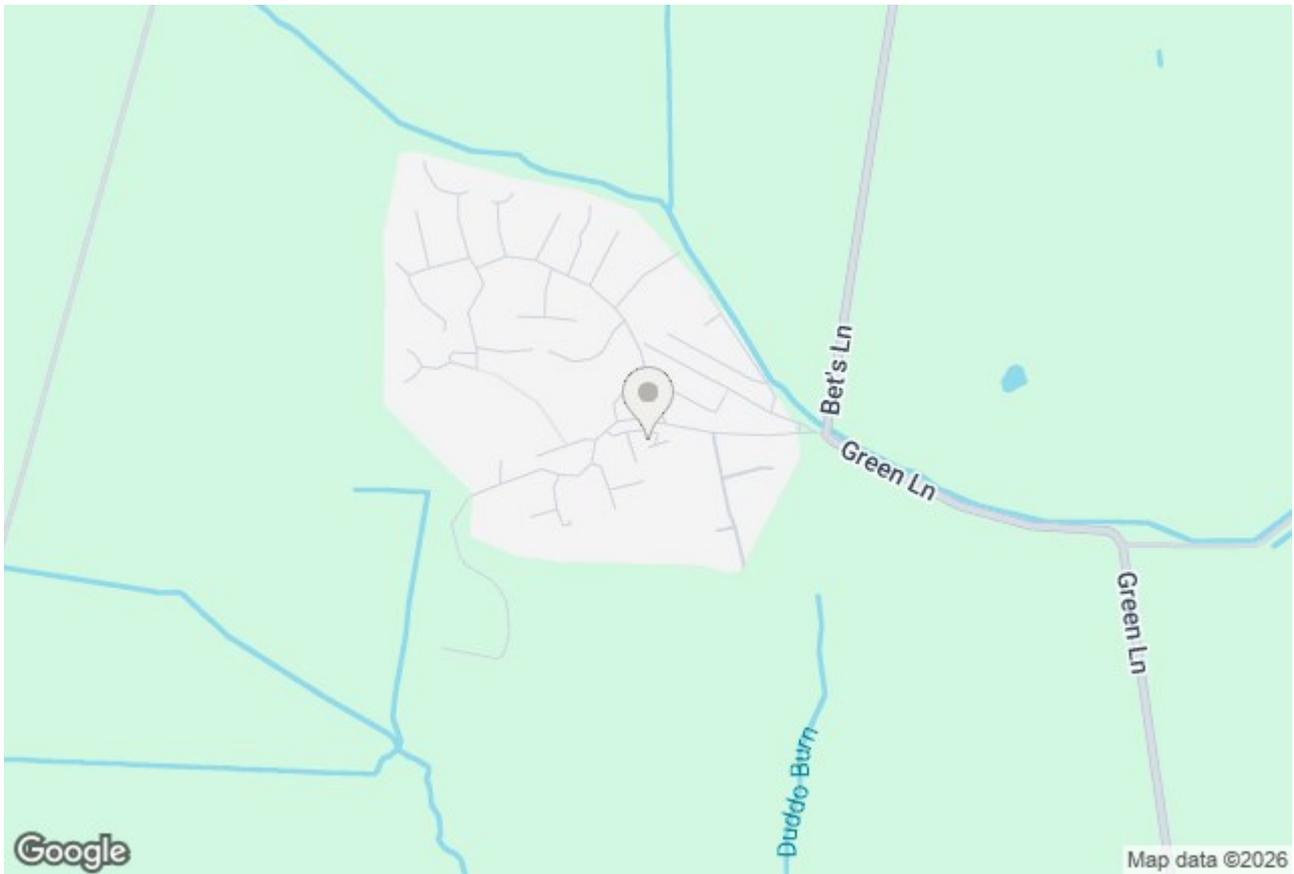
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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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