

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

GREEN LANE MORPETH NE61 2HB



- Two Bedroom Bungalow
- Recently Updated
- No Further Chain
- Council Tax Band: B
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Semi Detached
- Gardens & Garage
- EPC: D
- Tenure: Freehold

Price £210,000

GREEN LANE MORPETH NE61 2HB

A recently updated two bedroom semi detached bungalow located on the popular Green Lane, Morpeth, offering move in ready accommodation with no upper chain.

The property briefly comprises an entrance hall, a bright and spacious lounge, a modern fitted kitchen, two well proportioned bedrooms, and a contemporary bathroom/WC. Externally, there are well maintained and manageable gardens to both the front and rear, along with a detached garage.

Perfectly positioned for convenience, the home is within convenient proximity to Morpeth town centre, where you'll find a wide range of shops, cafés, and restaurants, as well as the popular Sanderson Arcade. Everyday essentials are close by, including a local Sainsbury's supermarket. Excellent transport links are within easy reach, with Morpeth Train Station offering direct services to Newcastle and beyond, and regular bus routes connecting surrounding areas.

This lovely bungalow is ideal for those looking for a comfortable and low maintenance home in a prime location close to all local amenities.

ENTRANCE PORCH

Entrance door to the front, double glazed windows and an inner door leading to the lounge.

LOUNGE

14'8" x 13'8" max (4.48 x 4.19 max)

Double glazed window to the front, radiator, wood flooring and wall mounted electric fire and engineered wood flooring.



REAR LOBBY

Built in storage cupboard and access to loft.

KITCHEN

10'9" x 8'8" (3.30 x 2.65)

A modern fitted kitchen with a range of wall and base units and roll top work surfaces, integrated oven and hob with extractor, sink drainer unit with mixer tap, plumbing for washing machine. Double glazed window to the rear, radiator and an external door to the rear garden.



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ADDITIONAL IMAGE



BEDROOM ONE

11'4" x 11'8" (3.47 x 3.56)

Double glazed window to front, radiator, engineered wood flooring.



BEDROOM TWO

8'9" x 10'10" (2.69 x 3.31)

Double glazed window to the rear, radiator, engineered wood flooring.



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BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath with shower over. Double glazed window to the rear and a heated towel rail.



ADDITIONAL IMAGE



EXTERNALLY

The rear of the property has an enclosed garden, mainly lawned with a decked patio area.

The front of the property has a lawned garden to the front



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GARAGE

Single detached garage with up and over door.



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

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard brick and block construction

Number and types of room: 2 bedrooms, 1 bathroom, 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 10 Jun 2011.

Heating features: Double glazing

Parking: Garage, Off Street, and Driveway

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: Loft 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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MOBILE SIGNAL, DATA & BROADBAND

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 8 Mb 0.8 Mb YES

Standard broadband has download speeds of less than 30 Mbps and uses copper wire.

Superfast 40 Mb 8 Mb YES

Superfast broadband has download speeds between 30 Mbps and 300 Mbps. Fibre optic cable runs from the exchange to your local cabinet, and then copper wire connects the cabinet with your home.

Ultrafast 1000 Mb 1000 Mb YES

Ultrafast broadband has download speeds of greater than 300 Mbps and runs fibre optic cable from the exchange to your home.

Actual services available may be different (data provided by Ofcom).

Mobile Available:

Mobile & Data - Yes - Based on customers' experience in the NE61 area, this shows the chance of being able to stream video, make a video call, or quickly download a web page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

Provider Coverage

EE Great

O2 Great

Three Great

Vodafone Great

Ofcom Broadband & Mobile Checker October 2025.

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.

There are no estate charges payable for Green Lane.

Council Tax Band: B (Checked October 2025, Source gov.uk).

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.

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FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

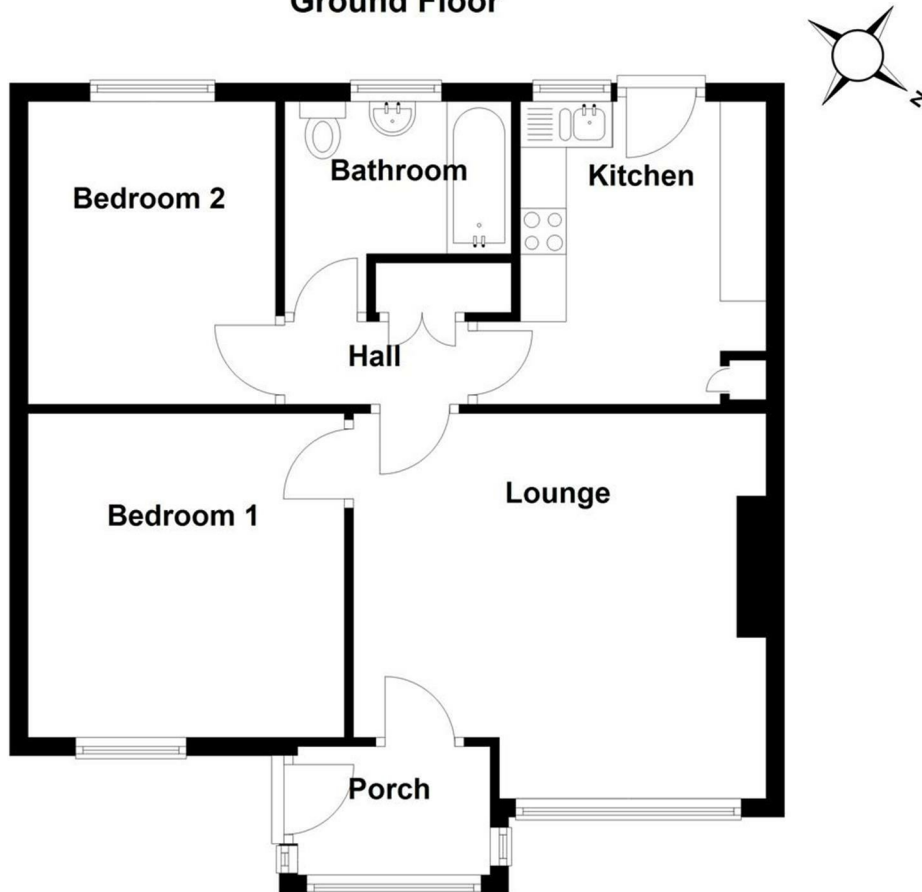
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533


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Ground Floor

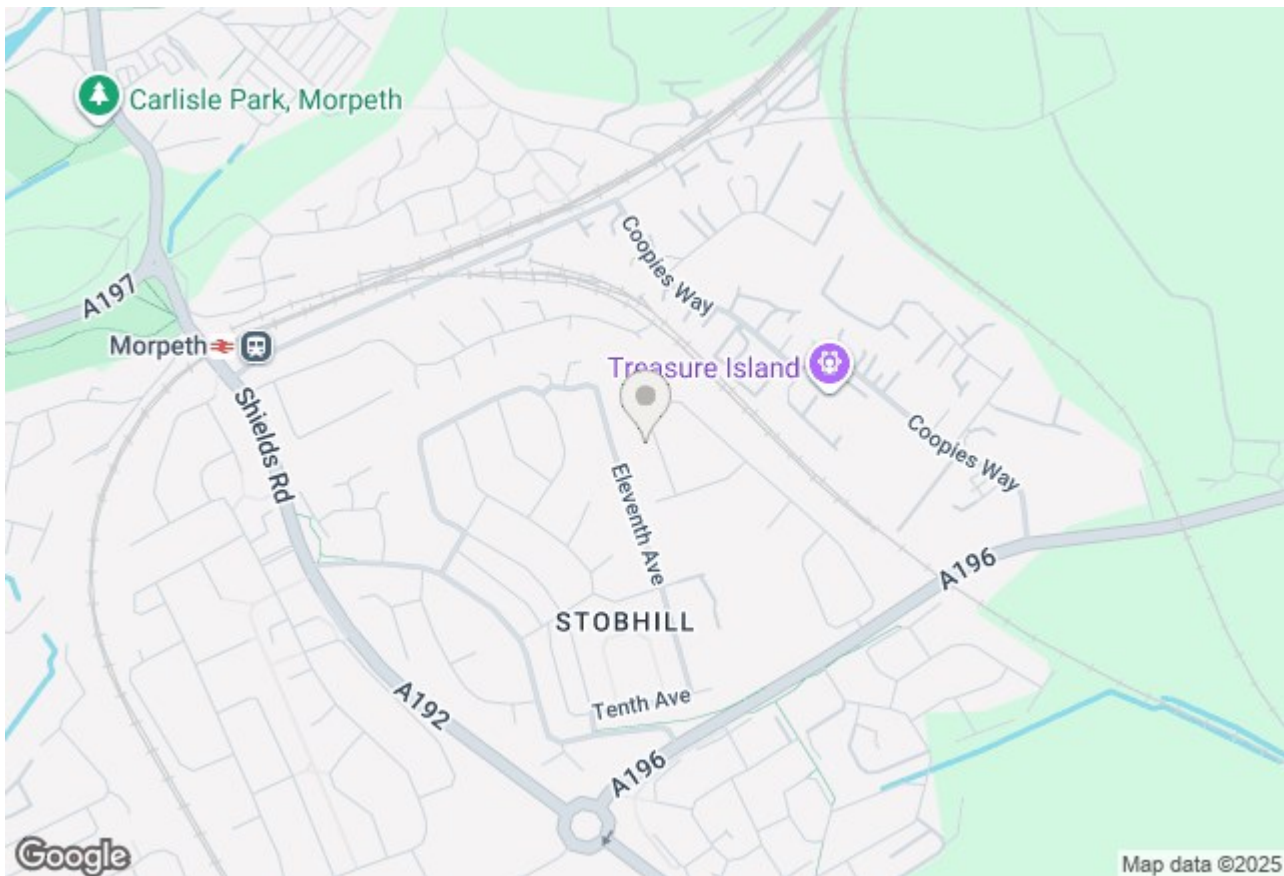


Total area: approx. 60.9 sq. metres (655.9 sq. feet)

Green Lane

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 67 | 86 |
| (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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