

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

4 ABBEY GATE MORPETH NORTHUMBERLAND NE61 2XJ



- Semi Detached Bungalow
- Two Reception Rooms
- Gardens & Garage
- Council Tax Band C
- Two Bedrooms
- Kitchen Extension
- EPC Rating D
- Freehold

Price £250,000

4 ABBEY GATE MORPETH NORTHUMBERLAND NE61 2XJ

An extended and highly sought after, two bedroom semi detached bungalow situated on Abbey Gate within the highly regarded Kirkhill area of Morpeth. The property is presented to an excellent standard, has double glazing, gas central heating and briefly comprises of:- Entrance hall, lounge, dining room with French doors to the rear garden, extended breakfasting kitchen, two bedrooms and a shower room/wc. Externally the property has gardens to both front and rear, attached garage and driveway for off street parking.

Kirkhill has a range of local amenities within the estate including local shops, pharmacy and a bus service into Morpeth Town centre where there are an excellent choice of Town Centre amenities and transport links to the surrounding areas. Properties in this locality are often in very high demand and viewing at the earliest opportunity is highly recommended.

ENTRANCE HALL

Entrance door to front leading to hallway with laminate flooring, radiator and a built in storage cupboard.

LOUNGE

14'0" x 10'9" max (4.27 x 3.3 max)

Double glazed window to the front, radiator, electric fire in decorative surround. Television point.



DINING ROOM

10'11" x 8'7" (3.35 x 2.62)

To the rear elevation with double glazed French doors providing access to the rear garden, laminate flooring and a radiator.



BREAKFASTING KITCHEN

9'3" x 14'7" (2.82 x 4.46)

An addition to the original property providing a sizeable kitchen and breakfasting room fitted with wall and base units with roll top work surfaces and a sink drainer unit with mixer tap and integrated appliances including electric oven, hob and extractor hood, dishwasher, fridge, freezer and dishwasher. There are two double glazed windows to rear, a radiator and an external door to the side leading to the rear garden.



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BEDROOM ONE

12'0" x 11'10" (3.66 x 3.61)

To the rear elevation with a double glazed window and radiator.



BEDROOM TWO

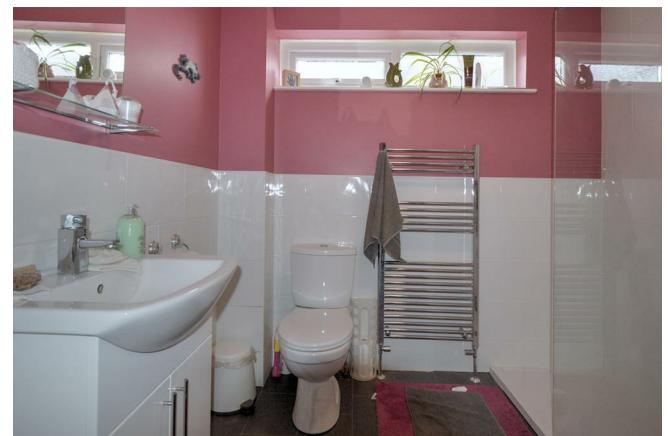
7'11" x 10'10" (2.42 x 3.32)

To the front elevation with a double glazed window, radiator and laminate floor.



SHOWER ROOM/WC

Fitted with a mains shower in walk in cubicle and glass shower screen wash hand basin in vanity unit and wc. Double glazed window to the side, heated towel rail and access to the loft.



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EXTERNALLY

The front of the property has a garden and driveway for off street parking and access to the garage. The rear of the property has an attractive, enclosed garden with a range of patio and decking areas.



GARAGE

Single attached garage with up and over door, power and lighting.

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

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.

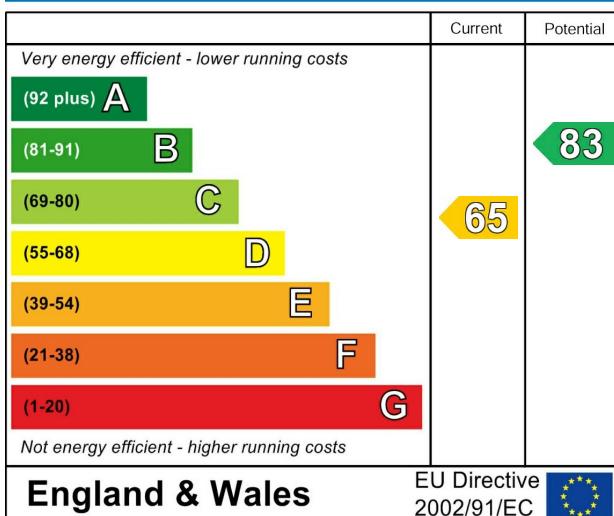
Council Tax Band C - Source: gov.uk Nov 2022

VIEWING ARRANGEMENTS

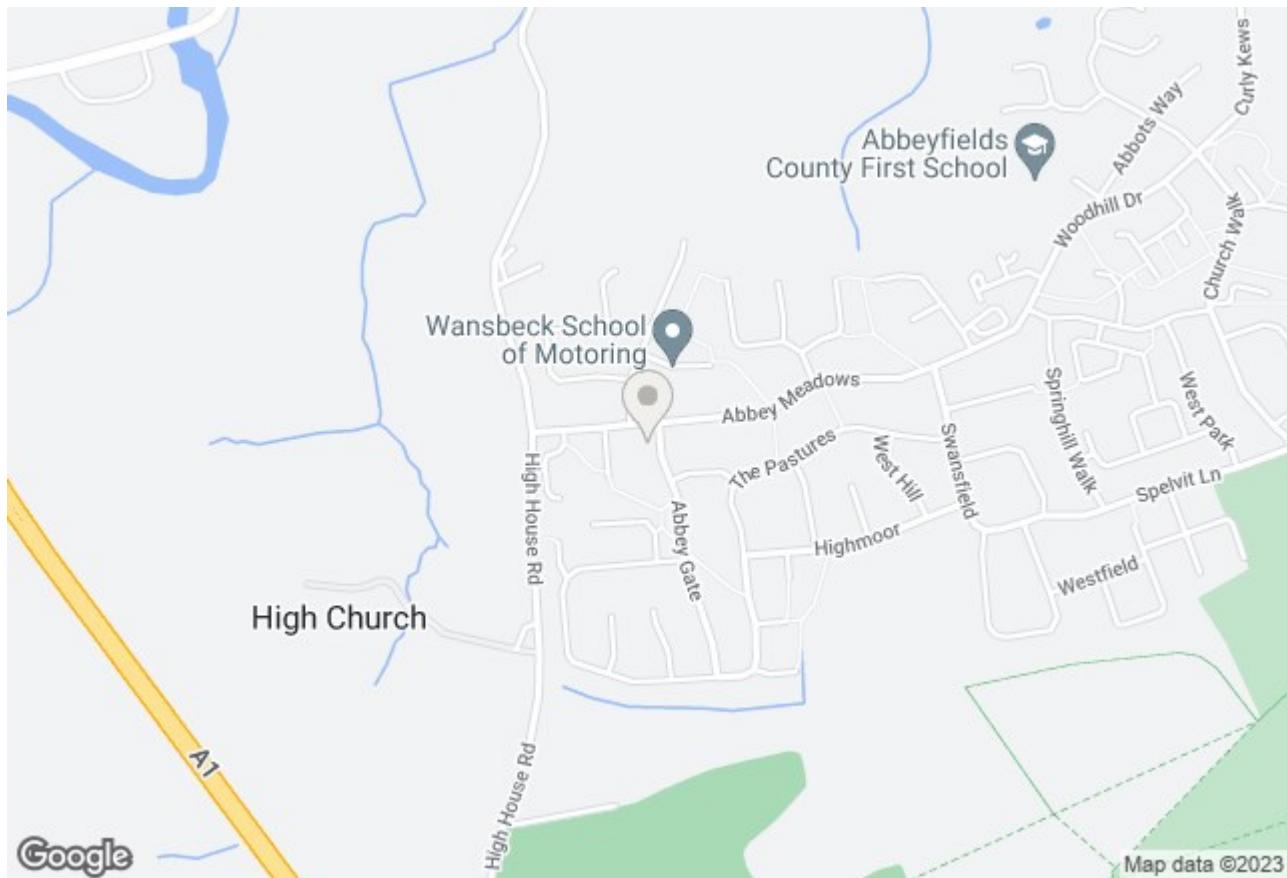
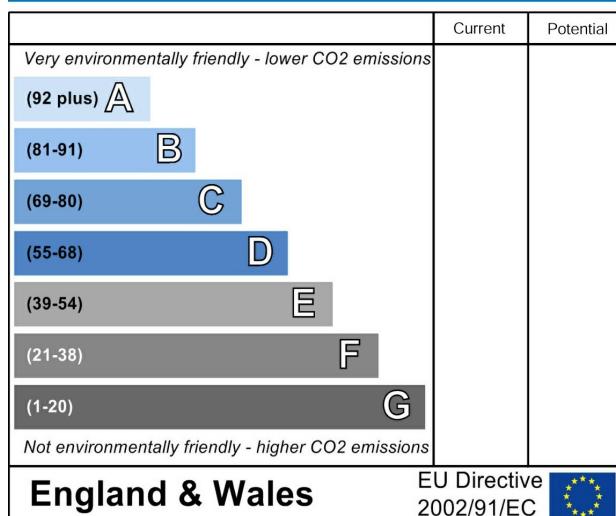
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

02K22AOAO

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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