

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**18 WESTGATE MORPETH NORTHUMBERLAND NE61 2BH**



- Three Bedroom Detached Bungalow
- Highly Sought After Location
- EPC Rating
- Freehold\*

- Gardens & Double Garage
- No Further Chain
- Council Tax Band E

**Price £370,000**

## 18 WESTGATE MORPETH NORTHUMBERLAND NE61 2BH

A three bedroom, detached bungalow with double garage situated in the highly sought after location of Newminster Park, Morpeth. Newminster Park is situated toward the top of Kirkhill and has access to High House Bank and Woodlands. Morpeth Town Centre is within convenient proximity offering a wide range of shops, cafes, bars and restaurants, along with health and leisure facilities. For those needing to travel further afield, there is good access to the A1 both North and South. Available with the advantage of no further chain, the accomodation briefly comprises of:- Entrance porch leading to entrance hall, a light and very spacious lounge diner overlooking the rear garden, kitchen and utility, master bedroom with fitted wardrobes, ensuite shower room/wc, two further bedrooms both with fitted wardrobes and bathroom/wc. Externally the property has mature gardens to to the front and rear, a good size driveway, detached double garage and the front of the property enjoys a pleasant outlook over the edge of High House Woods. We anticipate there will be a lot of interest for this property and viewing at the earliest opportunity is highly recommended to avoid disappointment.

### ENTRANCE PORCH

Entrance door to side, double glazed window to front, inner door leading to entrance hall.

### ENTRANCE HALL

A spacious hall providing access to all accommodation other than the kitchen which is accessed through the Lounge. There are two built in storage cupboards, access to loft and a radiator.

### LOUNGE DINER

15'8" x 21'5" (4.78 x 6.53)

A generous and naturally light main reception room with double glazed patio doors to the rear garden, double glazed windows to rear and side and radiators.



### ADDITIONAL IMAGE





## 18 WESTGATE MORPETH NORTHUMBERLAND NE61 2BH

### KITCHEN

To the rear of the property, fitted with a range of wall and base units with roll top work surfaces, double sink unit with mixer tap and integrated gas hob and electric oven. Within the kitchen there is a sizeable utility cupboard housing the central heating boiler (Baxi) and plumbing for washing machine. There is a double glazed window to the rear and external door to side.



### MASTER BEDROOM

10'7" x 10'8" (3.23 x 3.27)

Measurements excluding alcove and wardrobes.

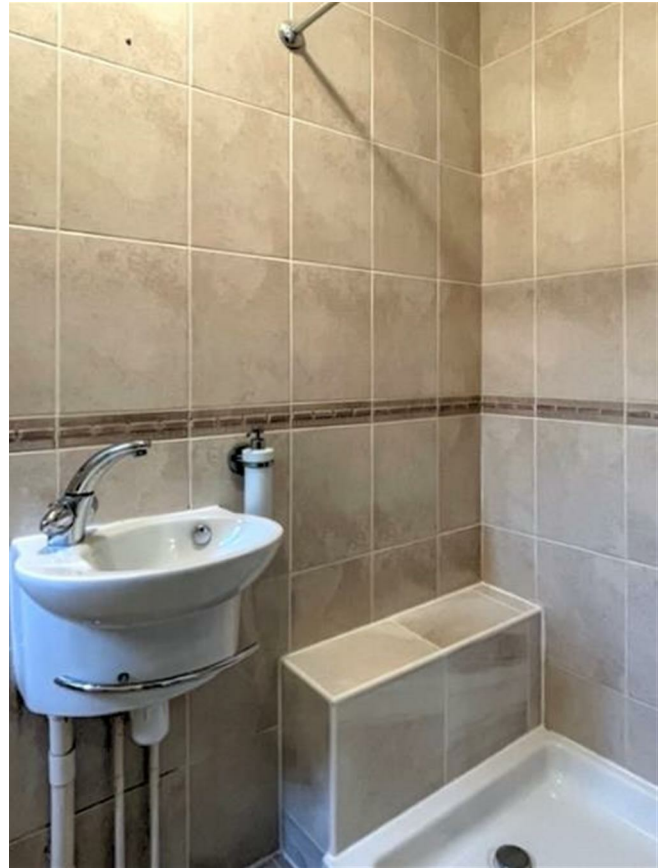
Double glazed window to front, radiator and fitted wardrobes.



## 18 WESTGATE MORPETH NORTHUMBERLAND NE61 2BH

### ENSUITE/WC

Low level wc, wash hand basin, mains shower in cubicle. Double glazed window to front, radiator.



### BEDROOM TWO

7'4" *excluding wardrobes* x 11'11" (2.24 *excluding wardrobes* x 3.64)  
Double glazed window to side, radiator and fitted wardrobes.



### BEDROOM THREE

6'10" x 11'10" (2.09 x 3.63)  
Measurements exclude built in wardrobes. Double glazed window to front, radiator and built in wardrobes.



# 18 WESTGATE MORPETH NORTHUMBERLAND NE61 2BH

## BATHROOM/WC

Low level wc, pedestal wash hand basin, panelled bath, mains shower in cubicle. Double glazed window to side, radiator.



## EXTERNALLY

The rear of the property has a good size, enclosed garden with a range of mature trees and shrubs with lawn and patio. The front of the property has an open plan, lawned garden with driveway providing access to detached double garage.



## GARAGE & DRIVE

A substantial driveway offering ample off street parking provides access to the detached double garage. The garage has an up and over door, power and lighting and has a door providing access to the rear garden.

## 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.



# 18 WESTGATE MORPETH NORTHUMBERLAND NE61 2BH

## 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 E. Information taken from the gov.uk website June 2022.


## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

29F22AOAO.01

---

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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