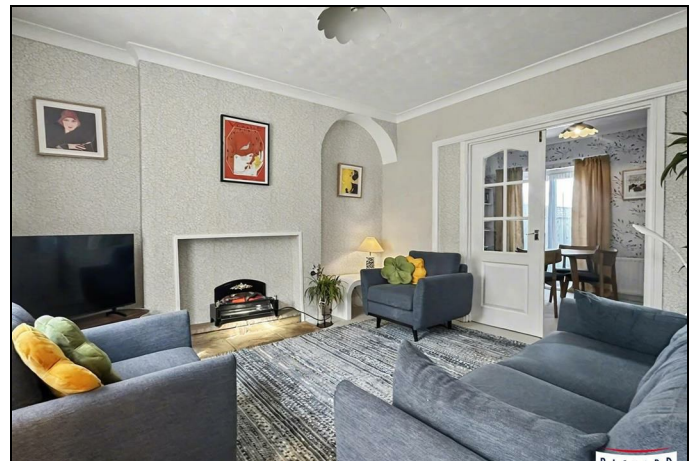


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

STATION COTTAGES MORPETH NE61 2SW



- Two Bedroom Terrace
- Two Reception Rooms
- Available With No Chain
- Council Tax Band A
- Services: Mains Gas, Water, Electric & Sewerage

- Gardens & Parking
- Close To Train Station & Town Centre
- EPC Rating: TBC
- Tenure: Freehold

Price £165,000

STATION COTTAGES MORPETH NE61 2SW

An attractive two bedroom mid terrace home occupying a tucked away position within the little known Station Cottages, ideally situated close to Morpeth train station and the town centre.

The accommodation briefly comprises an entrance porch leading into a comfortable lounge, separate dining room and fitted kitchen. To the first floor are two well proportioned double bedrooms with fitted storage and a modern shower room/WC.

Externally, the property benefits from a small front garden enjoying a pleasant outlook, while to the rear there is a well maintained garden located across the lane, which also provides off street parking.

The property will appeal to a wide range of purchasers, including first time buyers, downsizers and investors, offering a convenient and desirable location within this popular Northumberland market town.

Morpeth itself offers an excellent range of amenities, including a variety of independent shops, cafés and restaurants alongside the popular Sanderson Arcade shopping centre. The town also benefits from well-regarded schooling for all ages, leisure facilities, parks such as Carlisle Park, and a weekly market. Transport links are a key feature, with Morpeth railway station providing direct services on the East Coast Main Line to major cities including Newcastle, Edinburgh and London, as well as regular bus services connecting to surrounding towns and villages. The nearby A1 provides easy road access both north and south, making the area ideal for commuters.

ENTRANCE PORCH

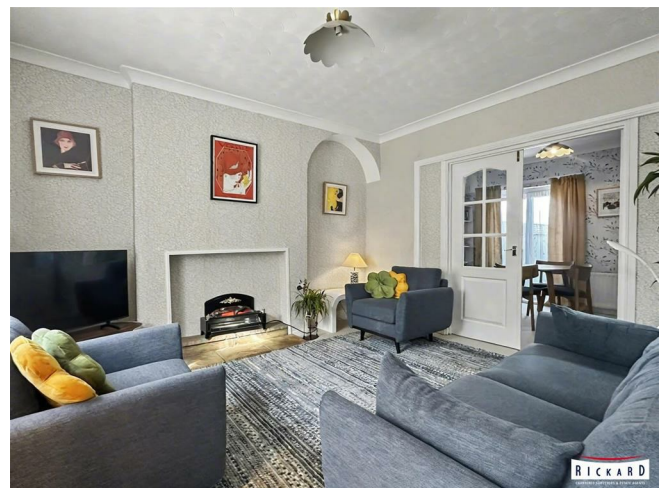
An external door leads to the porch with double glazed windows and inner door providing access to the lounge.

LOUNGE

To the front elevation with a double glazed window, radiator and stairs to the first floor.



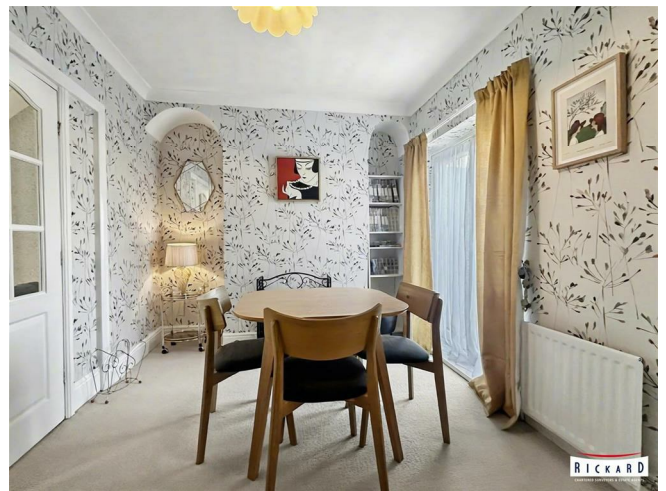
ADDITIONAL IMAGE



STATION COTTAGES MORPETH NE61 2SW

DINING ROOM

Accessed through double doors from the lounge and has a radiator and double glazed french doors to the rear yard.



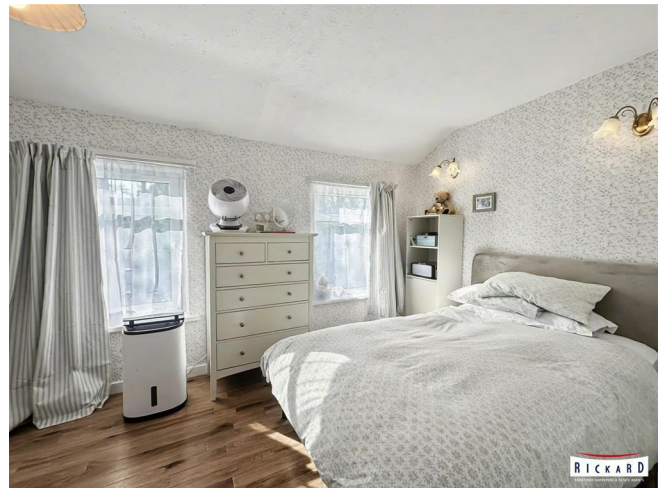
KITCHEN

Fitted with a range of wall and base units with roll top work surfaces and sink drainer unit with mixer tap, plumbing for washing machine . Double glazed windows to the rear and side and an external door to the rear yard.

FIRST FLOOR LANDING

BEDROOM ONE

To the front, with two double glazed windows, radiator and built in wardrobes.



ADDITIONAL IMAGE



STATION COTTAGES MORPETH NE61 2SW

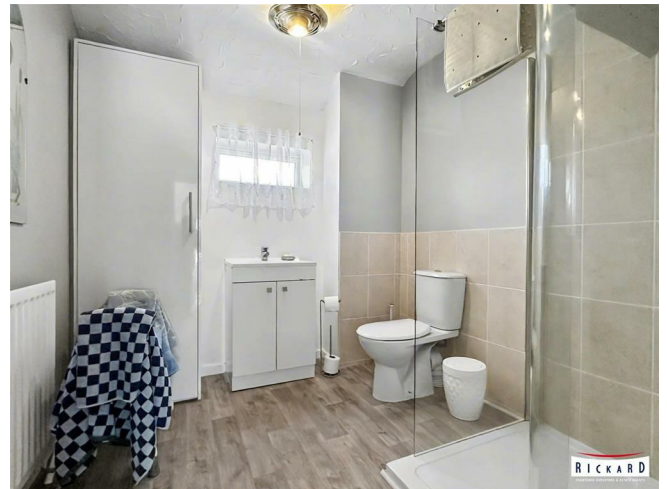
BEDROOM TWO

Double glazed window to the rear, radiator and sliding door fitted wardrobes.

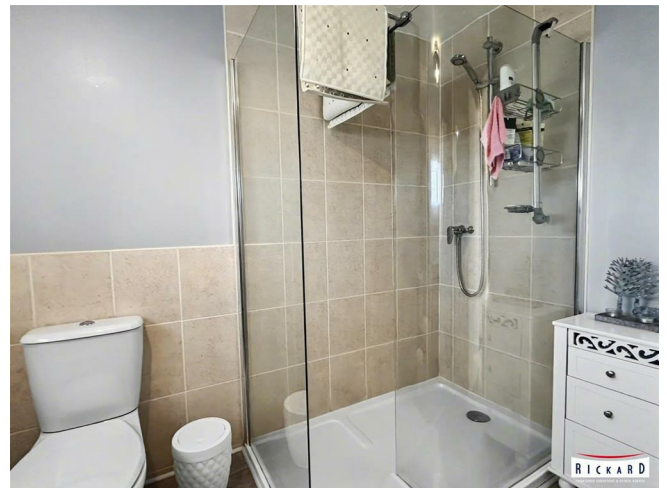


SHOWER ROOM/WC

Fitted with a wc, wash hand basin in vanity unit and a mains shower in walk in cubicle. Double glazed window to the rear and a radiator.



ADDITIONAL IMAGE



STATION COTTAGES MORPETH NE61 2SW

EXTERNALLY & PARKING

The front of the property has a small, enclosed garden that has a pleasant outlook and train station beyond. The rear of the property has an enclosed yard and a further garden area across the lane. The garden has been superbly maintained and is enclosed, offering a lawn, established borders and summerhouse. Beyond this there is an enclosed allotment area that has been maintained by the seller for several years but does not belong to the property.

The rear lane offers ample off street parking and there is a gate to the garden that could provide further parking if required.



OUTLOOK TO FRONT



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.

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

Freehold/Leasehold - Not confirmed. we have been advised that the property is Freehold/Leasehold.

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.

STATION COTTAGES MORPETH NE61 2SW

MATERIAL INFORMATION

Verified Material Information - Completed April 2026

Council Tax band: A
Tenure: Freehold
Property type: House
Property construction: Standard brick and block construction
Energy Performance rating: TBC
Number and types of room: 2 bedrooms, 1 bathroom, 2 receptions

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 at an unknown date.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

Parking: On Street

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: Yes

Loft access: Yes - insulated and boarded, accessed by: Loft hatch upstairs landing

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
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.

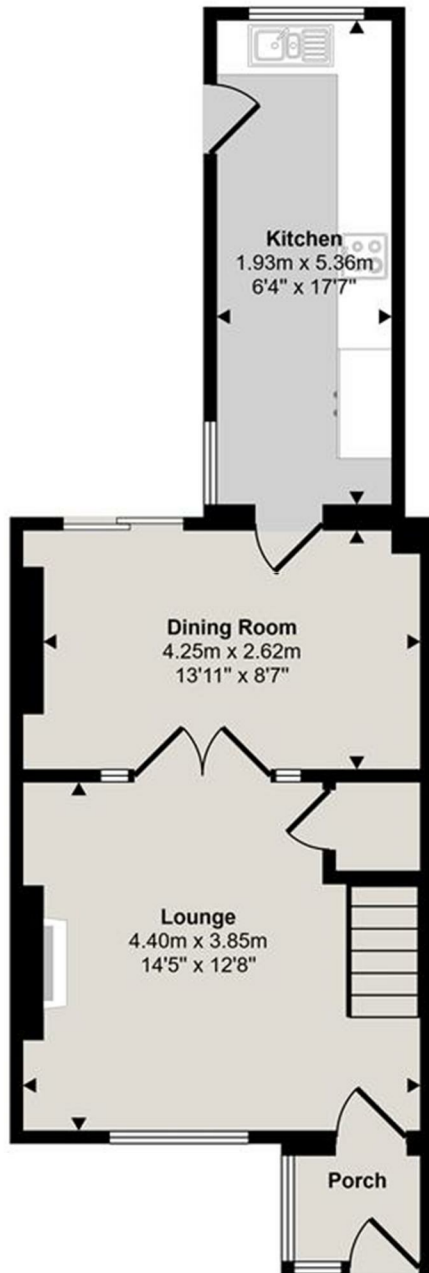
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

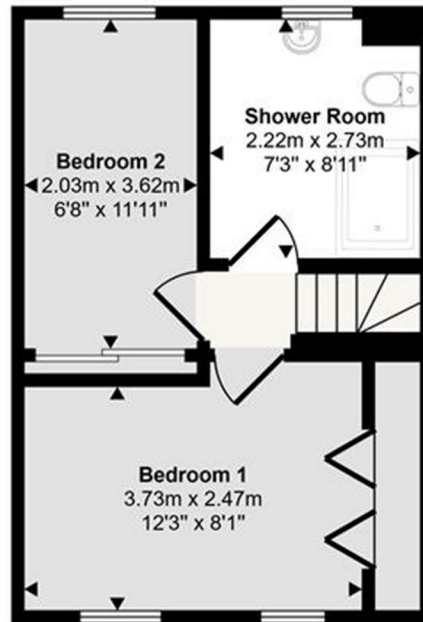
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STATION COTTAGES MORPETH NE61 2SW

Approx Gross Internal Area
71 sq m / 765 sq ft




Ground Floor
Approx 42 sq m / 454 sq ft




First Floor
Approx 29 sq m / 311 sq ft

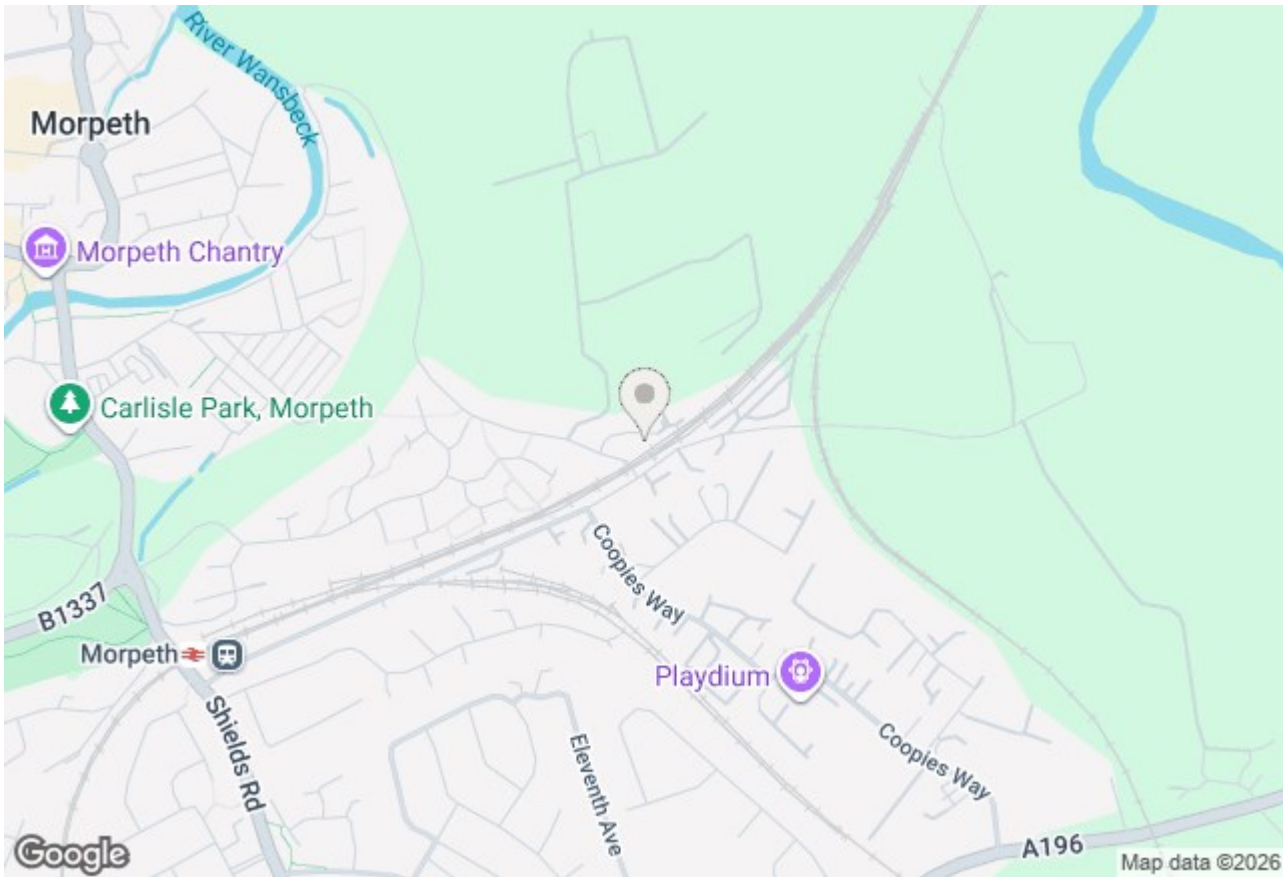
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com