

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**3 ALMA PLACE MORPETH NORTHUMBERLAND NE61 1TQ**



- Two Bedroom End Of Terrace
- Town Centre Location
- Private Parking
- Council Tax Band A

- Open Plan Lounge & Kitchen Diner
- No Further Chain
- EPC Rating C
- Freehold

**Price £125,000**

### 3 ALMA PLACE MORPETH NORTHUMBERLAND NE61 1TQ

A rare opportunity to purchase this two bedroom, end of terrace home situated on Alma Place within the centre of Morpeth. The property is available with no upper chain and would make an ideal first purchase or for those downsizing from a larger family home. The accommodation briefly comprises of:- Entrance hall, open plan lounge and kitchen diner, rear porch/utility, first floor landing, two bedrooms and a bathroom/wc. Externally the property has a small garden area to the rear and pedestrian access to the front, along with a parking space to the side. The property occupies a position within the centre of Morpeth with amenities including a wide range of shops, cafes, bars and restaurants and health and leisure facilities all within convenient proximity.

#### ENTRANCE

External door to front providing access to the lounge area.

#### OPEN PLAN LOUNGE & KITCHEN DINER

19'10" x 12'2" (6.06 x 3.72)

Measurements include stairs.

The lounge area has a double glazed window to the front, decorative fireplace, radiator and stairs to the first floor. It is open plan to the kitchen where there is also space for a dining area.



#### KITCHEN

The kitchen is fitted with a range of wall and base units with roll top work surfaces, sink drainer unit and mixer tap and electric cooker point. There are double glazed windows to the rear and side and a door leading to the rear porch/utility.



#### ADDITIONAL IMAGE





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#### REAR PORCH/UTILITY

Fitted with a work top and plumbing for washing machine. There are double glazed windows to the rear and side and an external side door.



#### FIRST FLOOR LANDING

##### BEDROOM ONE

9'0" x 9'1" (2.75 x 2.79)

Measurements exclude wardrobes.

A lovely, naturally bright room with a large, sky light style window to the front, vaulted ceiling, radiator and fitted wardrobes.



##### BEDROOM TWO

6'0" x 8'11" *maximum* (1.85 x 2.72 *maximum*)

To the rear with a double glazed window and radiator.



##### BATHROOM/WC

Fitted with a wc, pedestal wash hand basin and a panelled bath with shower over. Double glazed window to rear, radiator and built in storage cupboard.



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## EXTERNALLY

The front of the property is accessed by a footpath providing residents access and a small garden area. The rear of the property has a further, open plan garden area.



## PARKING

Alma Place has a private, residents only parking bay which is located to the side of the property.

## 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.


## VIEWING ARRANGEMENTS

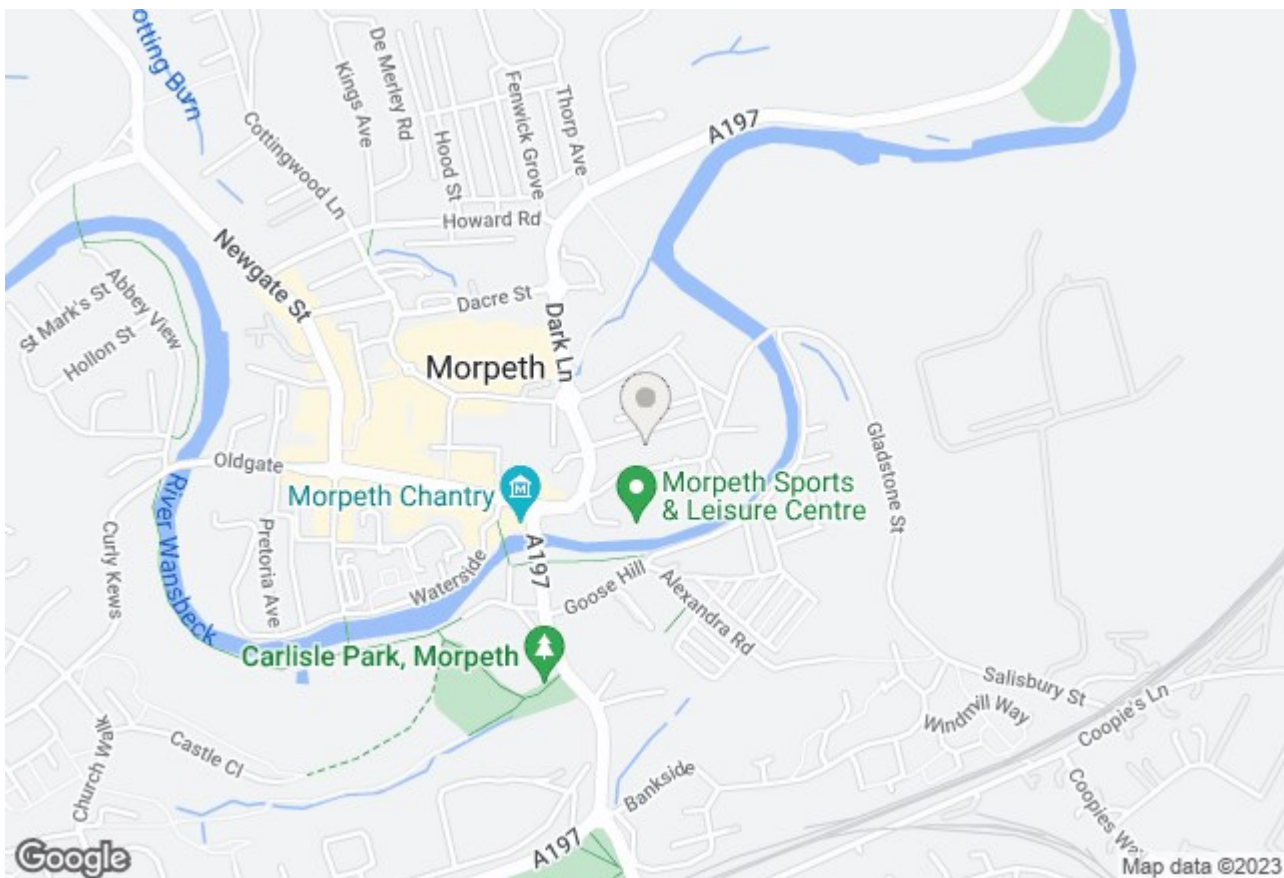
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<div>England &amp; Wales</div> <div>EU Directive 2002/91/EC </div>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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