

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

27 HOLLON STREET MORPETH NE61 1QX



- Four Bedroom Semi Detached
- Two Bathrooms & Ground Floor WC
- Close To Town Centre
- Council Tax Band D

- Extensive Plot With Large Gardens
- Two Reception Rooms & Kitchen Diner
- EPC Rating TBC
- Freehold

**Price £300,000**



# 27 HOLLON STREET MORPETH NE61 1QX

A rare opportunity to acquire this extended, four bedroom semi detached home with garage occupying a very generous plot within Hollon Street in the High Stanners area of Morpeth.

The property has been comprehensively updated over recent years by the current owners and offers well laid out accommodation briefly comprising of:- Entrance porch leading to entrance hall, ground floor wc, lounge, second reception room, kitchen diner and utility room to the ground floor. To the first floor there is a master bedroom, shower room and study/dressing room that is seperated from the rest of the first floor accommodation which comprises of three further bedrooms and a bathroom/wc. Externally the property has extensive gardens to the front rear and side, the side having a large lawned area and vegetable plot.

High Stanners is within excellent proximity to Morpeth Town Centre which include an excellent choice of both local and high street shops, bars, cafes and restaurants along with schooling across all ages and health and leisure facilities. Those looking to commute will find easy access to the A1 and Morpeth Train Station serves the East Coast Main line.

## ENTRANCE PORCH

External door to the side with double glazed windows, tiled floor and door leading to the entrance hall.

## ENTRANCE HALL

Stairs leading to the first floor, radiator and built in storage cupboard.

## GROUND FLOOR WC

Fitted with a wc, wash hand basin, radiator and extractor fan.

## LOUNGE

to the front elevation with a double glazed window, radiator and open fire in decorative surround.



## SECOND RECEPTION ROOM

12'6" x 16'6" max (3.82 x 5.05 max)

An extended and versatile reception room with double glazed french doors to the rear garden, radiator, gas fire in decorative surround and a built in storage cupboard.



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### KITCHEN DINER

11'3" x 19'1" (3.45 x 5.84 )

A further extended and family orientated space fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and integrated appliances to include a fridge freezer, double oven, induction hob with extractor hood and dishwasher. Double glazed windows to the rear and side, radiator.



### ADDITIONAL IMAGE



### ADDITIONAL IMAGE



### UTILITY ROOM

Fitted with units, an external door to the garden and door providing access to the garage.

### FIRST FLOOR LANDING

Access to loft. The loft has a pull down ladder, a light and has been part boarded. There is a door separating the master bedroom, shower room and dressing room/study from the rest of the first floor accommodation.

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### MASTER BEDROOM

13'0" x 12'11" (3.97 x 3.95)

Double glazed windows to front and side, fitted wardrobes and drawers, radiator.



### SHOWER ROOM/WC

Fitted with a wc, wash hand basin and a mains shower walk in cubicle. Double glazed window to side, heated towel rail and extractor fan.



### STUDY / DRESSING ROOM

9'10" x 4'9" (3.02 x 1.46)

A room suitable for a number of uses, currently used as an office with a double glazed window and radiator.





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### BEDROOM TWO

13'8" x 11'11" max (4.17 x 3.64 max)

Double glazed window to the front and a radiator.



### BEDROOM THREE

9'3" x 11'11" (2.83 x 3.64)

Double glazed window to the rear, radiator.



### BEDROOM FOUR

9'3" x 11'11" (2.83 x 3.64)

Double glazed window to the front, radiator.



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## BATHROOM/WC

Fitted with a wc, wash hand basin in vanity unit and a panelled bath. Double glazed window to the rear, heated towel rail and extractor fan.



## EXTERNALLY

A truly enviable space for a keen gardener or families wanting lots of outside space. the front of the property has a garden and driveway for off street parking and access to the garage. The side of the property has an expanse of space that has been successfully maintained as a large vegetable plot providing a wide variety of produce. There is a further, significant lawned area beyond this and to the rear is a large patio area.

## ADDITIONAL IMAGE



## ADDITIONAL IMAGE



## GARAGE

Wider than a standard single garage, there is an up and over door for vehicle access, double glazed window to the side, radiator, power and lighting, plumbing for washing machine and access to the utility room.

## FLOOR PLAN

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

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## 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.

## 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.

## TENURE & COUNCIL TAX BAND

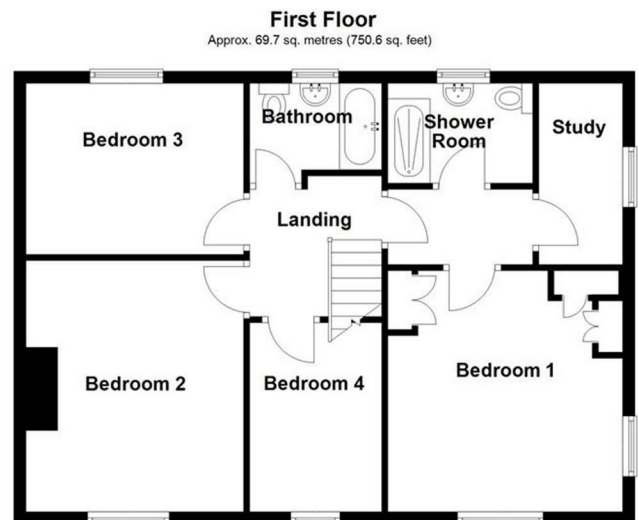
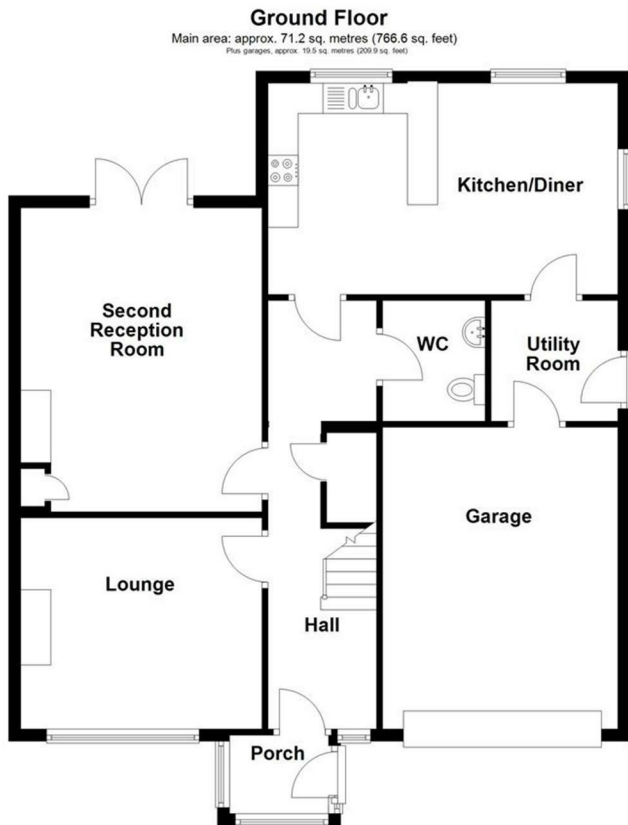
Freehold/Leasehold - Not confirmed. we have been advised that the property is Freehold/Leasehold.

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.

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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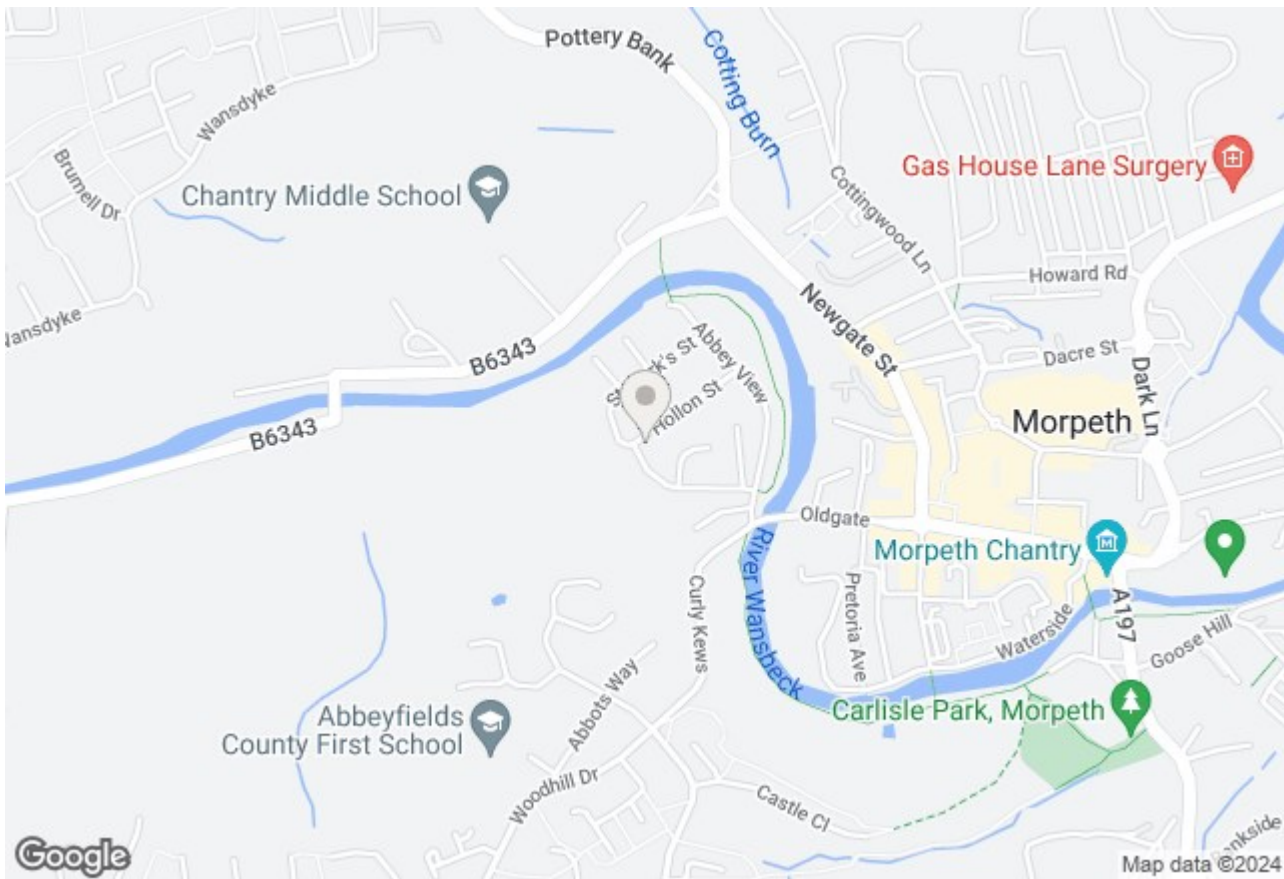
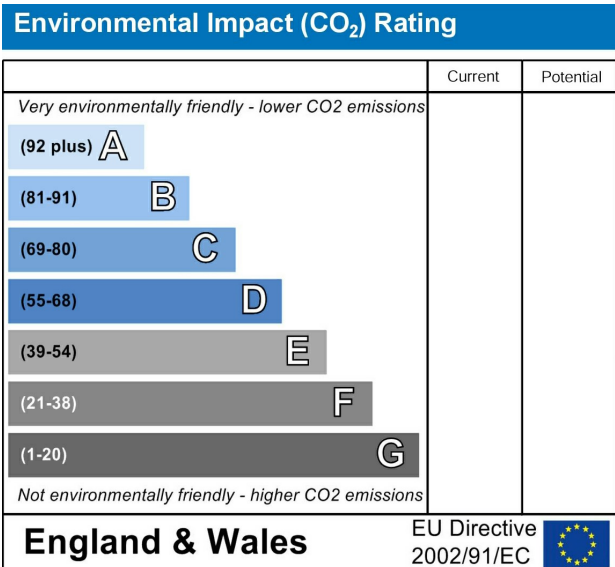
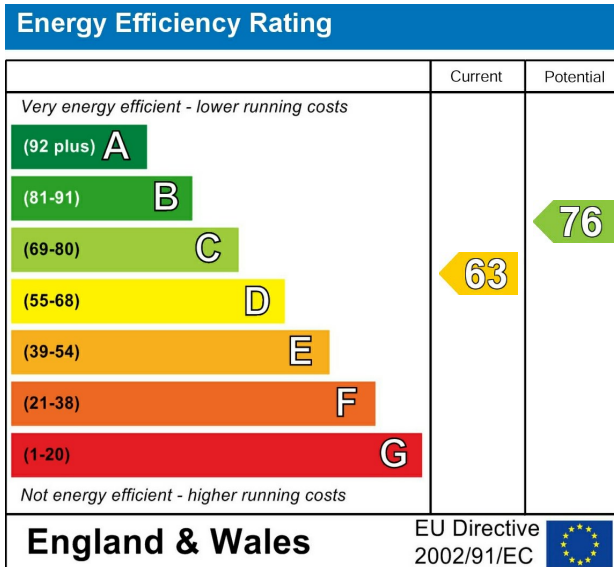


Main area: Approx. 141.0 sq. metres (1517.2 sq. feet)  
Plus garages, approx. 19.5 sq. metres (209.9 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

27 Hollon Street





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