

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

6 HAWTHORN COURT MORPETH NE61 2LF



- Retirement Bungalow
- Available With No chain
- Close To Amenities
- EPC Rating TBC
- Services: Mains Electric, Water, & Sewage

- Two Bedroom Semi Detached
- Lovely Communal Gardens
- Council Tax Band B
- Freehold (Subject to Local Service Agreement)

**Price £150,000**



## 6 HAWTHORN COURT MORPETH NE61 2LF

A two-bedroom, semi detached retirement bungalow located in the sought-after Hawthorn Court, Kirkhill, Morpeth. This semi detached bungalow is part of the St Christopher's House development, a well-managed retirement community overseen by Anchor Housing. Designed exclusively for residents aged 60 and over, it offers the perfect balance of independent living with the reassurance of support if needed.

Ideally positioned, the property is just a short stroll from local amenities, including a newsagent and chemist, while a nearby bus stop provides regular services to and from the town centre. Residents also have access to the communal facilities at St Christopher's House, enhancing the sense of community and convenience.

The accommodation is available with no onward chain and benefits from double glazing and electric storage heating. The layout comprises an entrance hall, a spacious lounge with room for a dining area, a kitchen, two good size bedrooms, and a shower room with WC.

Externally, the property enjoys well-maintained communal gardens and exclusive residents-only parking, ensuring a peaceful and pleasant living environment.

### ENTRANCE HALL

Entrance door to front leading to a hallway with heater and built in storage cupboard.

### LOUNGE

17'3" x 11'3" max (5.28 x 3.44 max)

A spacious main reception room that can comfortably accommodate a dining area if required. There is an electric fire in decorative surround, electric heater and double glazed window and door to the communal garden area.



### ADDITIONAL IMAGE



# 6 HAWTHORN COURT MORPETH NE61 2LF

## KITCHEN

9'10" x 6'6" (3 x 2.0)

Fitted with wall and base units with roll top work surfaces, sink drainer unit with mixer tap, integrated electric oven and hob with extractor hood and plumbing for a washing machine. Double glazed window to the front, electric heater.



## BEDROOM ONE

10'11" x 13'6" (3.33 x 4.13)

A well proportioned double bedroom with a double glazed window and electric heater.



## BEDROOM TWO

10'0" x 8'2" max (3.05 x 2.5 max)

Double glazed window, electric heater.





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### SHOWER ROOM/WC

Fitted with a wc, wash hand basin and electric shower in cubicle.



### EXTERNALLY

The communal gardens are beautifully maintained, featuring a spacious lawn that offers a versatile outdoor space, perfect for relaxation and practical use, such as drying laundry. This bungalow also benefits from a pleasant outlook over Abbeyfields First School, as well as an additional communal garden to the side. The previous owner has thoughtfully enhanced this space with a delightful variety of plants and shrubs, adding charm and character to the surroundings.



### ADDITIONAL IMAGE



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## ADDITIONAL IMAGE



## PARKING

Both Hawthorn Court and St Christophers House share a residents only car park.

## 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.

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## MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Electric

Broadband and Mobile - available

(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - very low. Surface Water - very low.

Planning Permission - no applications found

Coalfield & Mining Areas - located on a coalfield

## CHARGES & MAINTENANCE FEES

We are advised that the service charge from April 2025 will be £211 per month (£2532 per annum). This fee covers the maintenance of communal areas and external elements of the properties, buildings insurance and the 24 hour pull cord activated assistance service.

## SINKING FUND

A fee of 0.5% of the original purchase price multiplied by the number of years the property has been owned by the seller will be payable by the Seller on completion.

## ELIGIBILITY

Purchasers must meet the current criteria, being able to live independently and aged 60 years old or over. The purchaser(s) will be interviewed by Anchor Hanover to assess their suitability.

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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### Energy Efficiency Rating

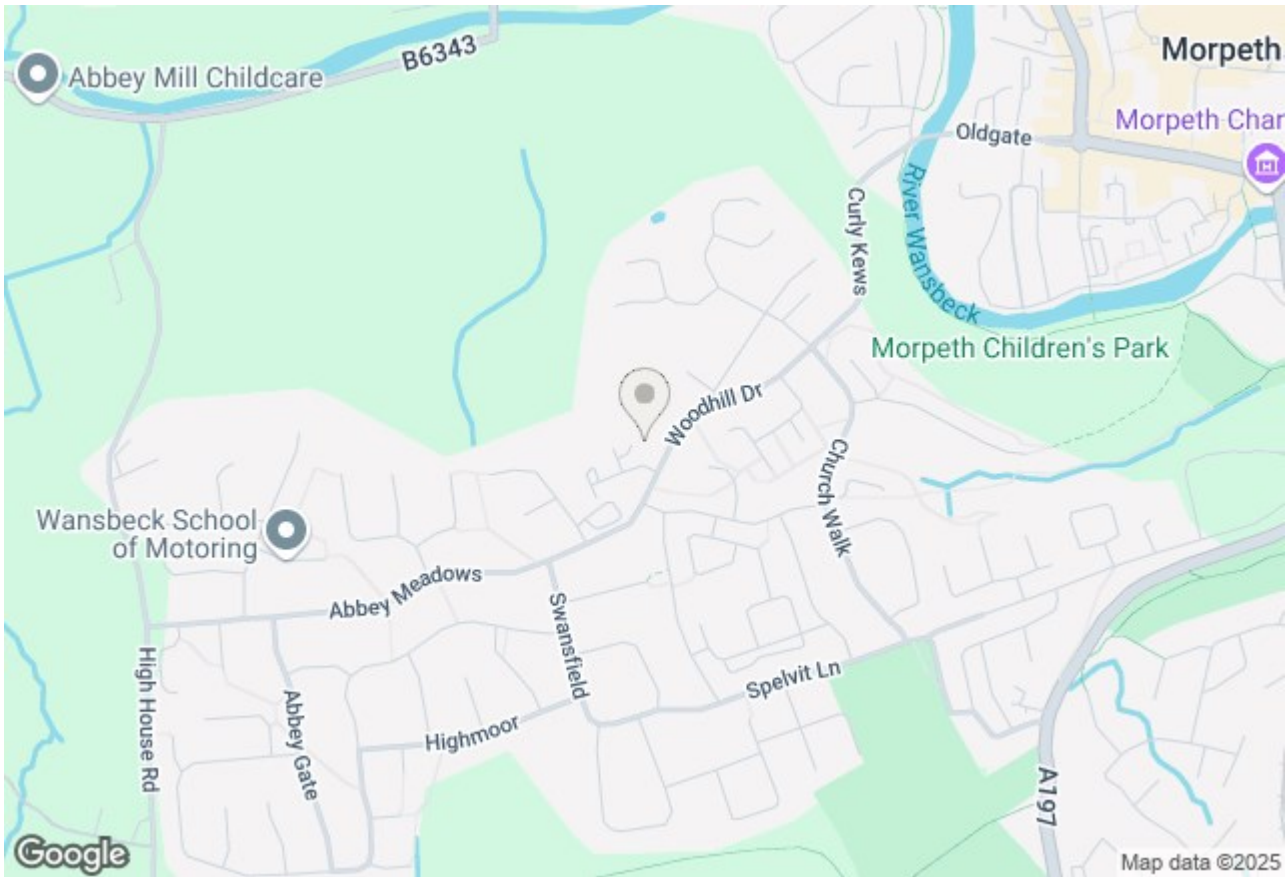
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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