

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

110. DALTON AVENUE. LYNEMOUTH. MORPETH. NE61 5TJ



- FOUR BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- GAS, ELECTRIC, WATER, DRAINAGE AND SEWERAGE
- TWO RECEPTION ROOMS
- VILLAGE LOCATION
- EPC RATING D
- FREEHOLD PROPERTY

Price £89,950

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Situated on Dalton Avenue in the village of Lynemouth, Morpeth, this spacious end-terrace house presents an excellent opportunity for families and individuals alike. Boasting bedrooms, this property offers ample space for comfortable living.

With a generous layout making this home an ideal purchase. The large front garden provides a perfect outdoor space for relaxation, gardening, or entertaining guests.

One of the standout advantages of this property is that it comes with no onward chain, allowing for a smooth and efficient purchasing process.

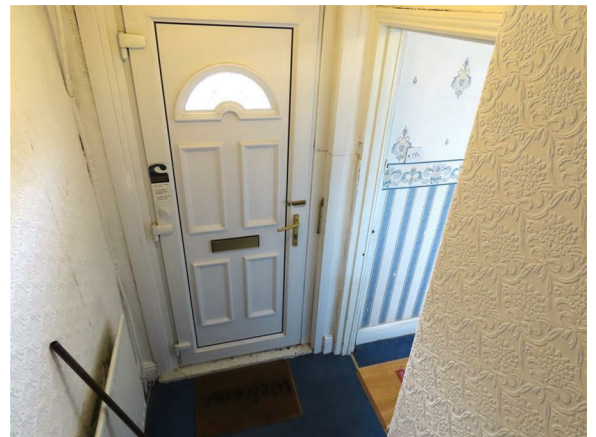
Dalton Avenue is situated in a community, with local amenities and countryside nearby, making it an ideal location for those seeking a balance of convenience and tranquility.

This four-bedroom end-terrace house is a rare find and is sure to attract considerable interest. Whether you are a first-time buyer or looking to upsize, this property offers a wonderful opportunity to create a home tailored to your needs. Do not miss the chance to view this delightful residence.

GROUND FLOOR

LOBBY

Entered via a double glazed door, radiator.



LOUNGE

13'5 x 15'3 (4.09m x 4.65m)

Double glazed window, radiator, two storage cupboards, fire surround with an electric pebble effect fire inset.



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DINING ROOM

8' x 8' (2.44m x 2.44m)

Double glazed window, radiator.



KITCHEN

11' x 8'3 (3.35m x 2.51m)

Double glazed window, radiator, wall and base units with work tops, sink with drainer and mixer tap, tiled splash back, double glazed door to the rear yard.



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FIRST FLOOR LANDING

Double glazed window, storage cupboard.



BEDROOM ONE

12'5 x 9'3 (3.78m x 2.82m)

Double glazed window, radiator.



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BEDROOM TWO

12'7 x 9'11 narrowing to 5'11 (3.84m x 3.02m narrowing to 1.80m)

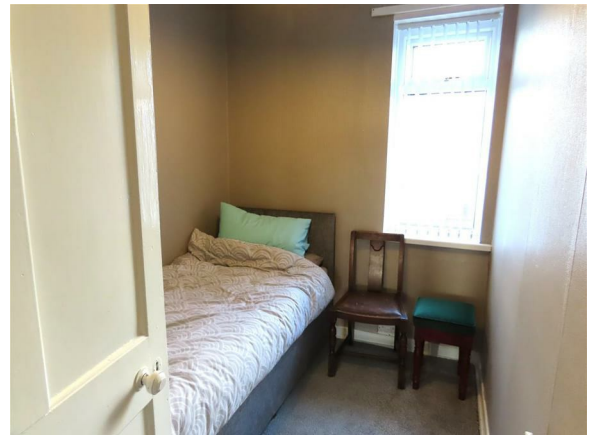
Double glazed window, radiator.



BEDROOM THREE

9'1 x 6'6 (2.77m x 1.98m)

Double glazed window, radiator.



BEDROOM FOUR

9'2 x 6'3 (2.79m x 1.91m)

Double glazed window, radiator.



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BATHROOM

bath, low level wc, wash hand basin set in a vanity unit, radiator, upvc cladding to the walls.



EXTERNALLY

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FRONT

Gated access to the enclosed mature garden.



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REAR

Enclosed rear yard with two outhouses, ideal for storage.



TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

STANDARD 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.

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.

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MATERIAL INFORMATION ASHINGTON

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 regards 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 Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker Nov 2025)

Flood Risk - River and Sea - Low Risk

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. 6613A



MORTGAGE

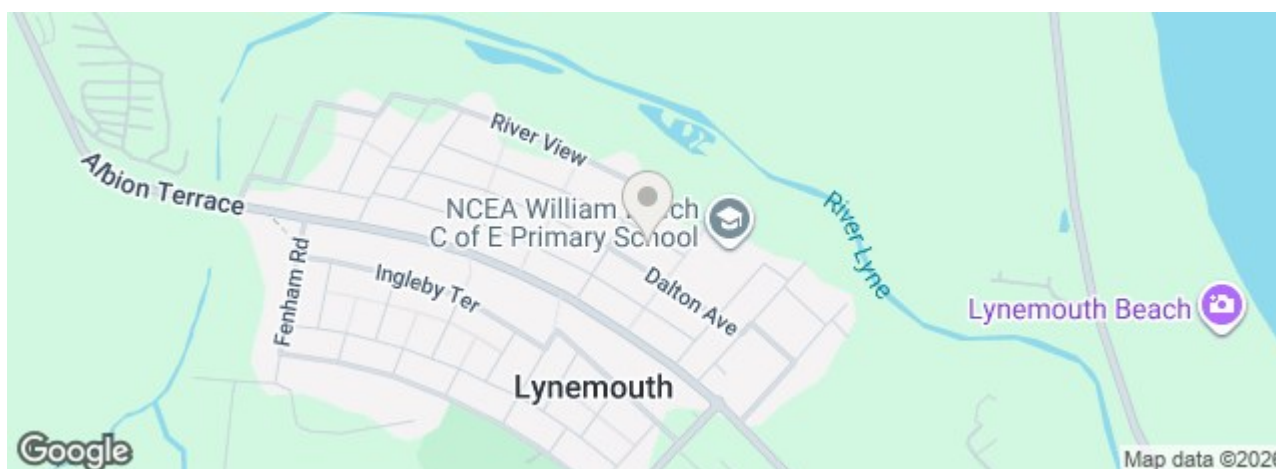
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		



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