

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

5 CHEVIOT CLOSE ELLINGTON MORPETH NE61 5HZ



- Three Bedroom Semi Detached
- Double Glazing & Gas CH (Combi)
- Attached Garage, Driveway & Gardens
- Council Tax Band B
- Services: Mains GCH, Electric, Water & Sewage
- Available With No Further Chain
- Cul De Sac Position
- EPC Rating TBC
- Freehold

Offers Over £165,000

5 CHEVIOT CLOSE ELLINGTON MORPETH NE61 5HZ

A three bedroom, semi detached home situated on Cheviot Close within Ellington Village. Occupying a cul de sac position just off Ellington Front Street, the property has convenient access to the amenities within the village including a local store and post office, pub/restaurant, village hall and first school. Further town centre amenities are available in the nearby Towns of Ashington and Morpeth including a wide range of shops, schooling and health and leisure facilities. Ellington is also well placed for Northumberlands enviable coastline with the village of Cresswell only 1.5 miles distant.

The property has double glazing, gas central heating via a combi boiler and having been a much loved home, is now ready to be updated to a new owners requirements. The accommodation briefly comprises of:- Entrance hall, lounge, dining room, kitchen, utility room, first floor landing, three bedrooms and a shower room/wc. Externally the property has gardens to the front and rear, garage and attached driveway.

ENTRANCE HALL

Entrance door to the front leading to an entrance hall with stairs to the first floor with understair cupboards and a radiator.

LOUNGE

11'6" into alcove x 16'0" into bay (3.51 into alcove x 4.9 into bay)

To the front elevation with a double glazed bay window and radiator.



DINING ROOM

14'1" x 11'6" into alcoves (4.3 x 3.53 into alcoves)

Double glazed patio doors leading to the rear garden, radiator and a gas fire in decorative surround.



KITCHEN

6'7" x 9'7" (2.02 x 2.93)

Fitted with wall and base units with roll top work surfaces, sink drainer unit with mixer tap and gas and electric cooker points. Double glazed window to rear, radiator and door to utility room.



UTILITY ROOM

Providing access to the garage and the rear garden. Double glazed window to rear, fitted wall and base units with roll top work surfaces and plumbing for washing machine.

FIRST FLOOR LANDING

Double glazed window to side.

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BEDROOM ONE

13'5" exc. bay window x 11'6" into alcove (4.11 exc. bay window x 3.53 into alcove)

Double glazed bay window to front, radiator.



BEDROOM TWO

13'5" x 11'6" max (4.09 x 3.53 max)

Double glazed window to rear, radiator.



BEDROOM THREE

6'7" x 10'2" inc. cup (2.03 x 3.12 inc. cup)

Double glazed window to the front, radiator and built in storage cupboard over stairs.



SHOWER ROOM / WC

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

Double glazed window to the rear, radiator and built in storage cupboard housing a Baxi boiler.



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EXTERNALLY

The front of the property has a driveway for off street parking and provides access to the garage. The rear of the property has an enclosed garden, mainly lawned with a patio area.



GARAGE

Attached garage with an up and over door and access to the utility room.

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.

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 - Mains GCH

Broadband and Mobile - Available - excluding Ultrafast broadband .(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Very low risk.

Planning Permission - There are no current active planning permissions for Cheviot Close. Checked <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> - January 2024.

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

There has been a failed transaction on this property please contact us should want any further information.

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.

Council Tax Band B - Source: gov.uk May 2023

VIEWING ARRANGEMENTS

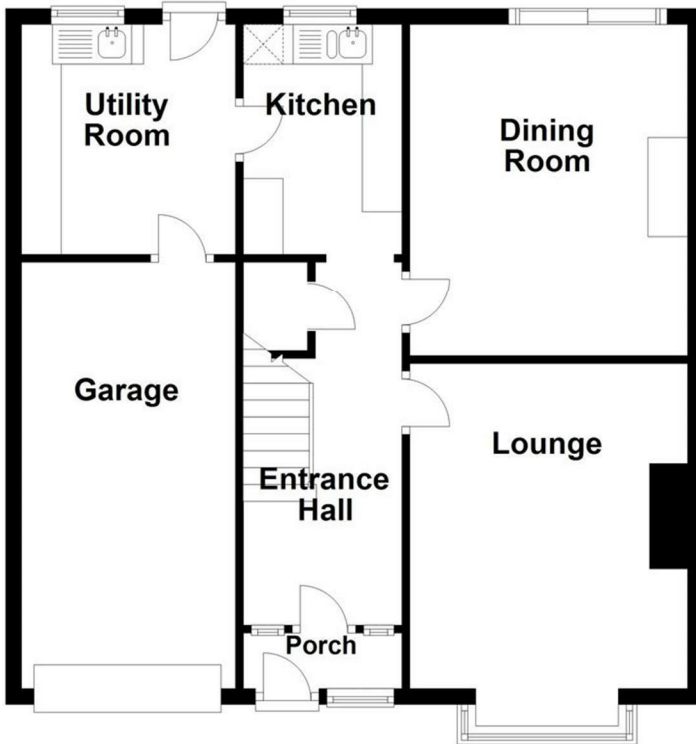
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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5 CHEVIOT CLOSE ELLINGTON MORPETH NE61 5HZ

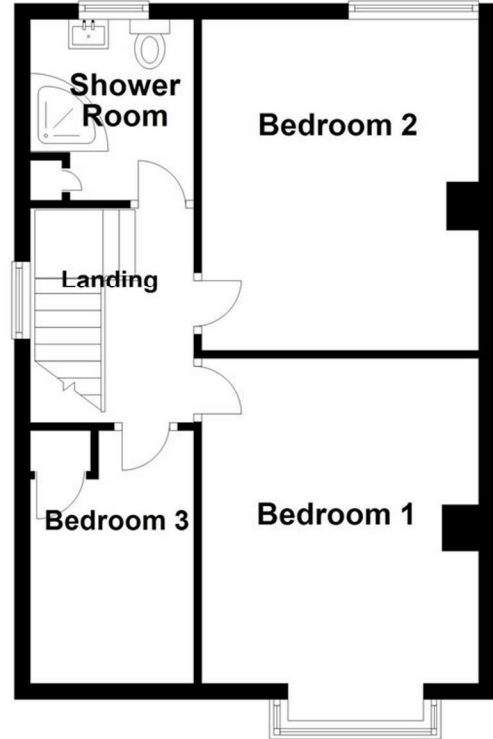
Ground Floor

Main area: approx. 55.9 sq. metres (601.5 sq. feet)
Plus garages, approx. 14.6 sq. metres (156.9 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



Main area: Approx. 103.9 sq. metres (1118.0 sq. feet)
Plus garages, approx. 14.6 sq. metres (156.9 sq. feet)

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

Cheviot Close

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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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