

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

15 LOANSDEAN WOOD MORPETH NORTHUMBERLAND NE61 2FB



- END OF TERRACE TOWNHOUSE
- OPEN PLAN FAMILY AREA & SEPARATE LOUNGE
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND E
- SERVICES: MAINS GCH, ELECTRIC, WATER & SEWAGE

- THREE/FOUR DOUBLE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- EPC RATING C
- LEASEHOLD (979 YRS REMAINING)*

Offers Over £310,000

15 LOANSDEAN WOOD MORPETH NORTHUMBERLAND NE61 2FB

A beautifully presented and much improved, three/four bedrooms end of terrace townhouse situated on the well regarded area of Loansdean Wood, Morpeth. The property has been enhanced with designer fixtures & fittings by the current owners who have created an inviting and family friendly space to the ground floor by converting the garage to an additional living and dining area which joins seamlessly with the kitchen and ground floor cloaks/wc. To the first floor there is a lounge and master bedroom with luxury ensuite bathroom/wc and to the second floor there are two double bedrooms and a shower room/wc. Windows have been added to the first and second floor landing allowing lots of natural light. Externally the property has a driveway to the front and an attractive town house garden to the rear. The property also benefits from UPVC double glazing and a newly fitted gas central heating system throughout.

Loansdean Wood is in an excellent location, being convenient for Morpeth First School, access to the A1 and Train Station for commuting and is within convenient proximity to the Town Centre. Local amenities are also close at hand including a local Co-op and public transport.

ENTRANCE HALLWAY

Entrance door to front with tiled floor leading to a hallway which is open plan to the recently converted family and dining area. Stairs leading to first floor with under-stairs cupboard and a radiator.

DINING FAMILY AREA

A spacious and versatile room, recently converted from the garage. Open plan from the entrance hall and kitchen, it has a double glazed window to the front, radiator, inset electric flame fire and recess for a wall mounted TV.



CLOAKS/W.C.

Fitted with a w.c, wall mounted wash hand basin, tiled floor and a radiator.

KITCHEN DINER

11'5" x 15'2" (3.49 x 4.63)

Fitted with a range of modern wall and base units with roll top work surfaces and central island, 1.5 bowl sink drainer sink unit with mixer tap. Integrated appliances include a double oven, gas hob, two fridge freezers and washing machine. Double glazed window to rear and door to the rear garden. Vertical radiator and a tiled floor.



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ADDITIONAL IMAGE



FIRST FLOOR

Provides access to lounge and master bedroom with stairs to second floor and a recently added double glazed window to side and patterned glass window between the landing and lounge.



ADDITIONAL IMAGE



LOUNGE

14'11" x 12'4" (4.57 x 3.76)

A spacious first floor reception room fitted with a feature media wall with bespoke panelling, two double glazed Juliet balcony doors to the front, and a vertical radiator. The lounge is also fitted with remote control, ambient uplighting and electric roller blinds.



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MASTER BEDROOM

15'1" x 10'2" including wardrobes (4.62 x 3.10 including wardrobes)
Two double glazed Juliet balcony doors to the rear, radiator and built in sliding door wardrobes.



ENSUITE

An upgraded suite comprising:- w.c., wash hand basin in vanity unit, freestanding bath with shower head attachment. Tiling to walls and floor, extractor fan and heated towel rail.



SECOND FLOOR LANDING

Double glazed window to side.



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BEDROOM TWO

11'8" x 12'11" (3.58 x 3.96)

A generous double bedroom with two double glazed windows to the rear, radiator and bespoke fitted wardrobes with ambient lighting and mounting for T.V. Access to loft.



BEDROOM THREE

10'2" x 14'11" including robes (3.10 x 4.57 including robes)

Another double bedroom with double glazed window to the front, radiator and bespoke fitted sliding door wardrobes and dressing table with lighting. Electric roller blinds.



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SHOWER ROOM/W.C.

Fitted with a w.c, wash hand basin and mains shower in walk in cubicle. Tiling to walls and floor, heated towel rail and fitted storage cupboard.



EXTERNALLY

The front of the property has a driveway for off street parking. The rear has an enclosed south facing, easy to maintain garden with patio, sunken seating area and artificial lawn, a real sun trap.



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 - including Ultrafast broadband .(Ofcom Broadband & Mobile Checker February 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Very low risk. Source gov.uk February 2024.

Planning Permission - There are two current active planning permissions for Loansdean Wood. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked February 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.

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TENURE & COUNCIL TAX BAND

*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.

We have been advised that the lease was 999 years from the 1st January 2004. 980 years remain on the lease as of June 2023. We have been advised the service charge is currently £30.90 per month payable to Kingston Property Services, and the Estate Charges are payable to Persimmon Homes and is currently £216 per year.

The sellers have advised that the Freehold is available to buy for approximately £2000* plus legal expenses, for more information in regards to this please speak with your legal advisor. *subject to change. Information correct as of February 2024.

Council Tax Band: E taken from gov.uk June 2023

GOOGLE MAPS - GENERAL NOTE

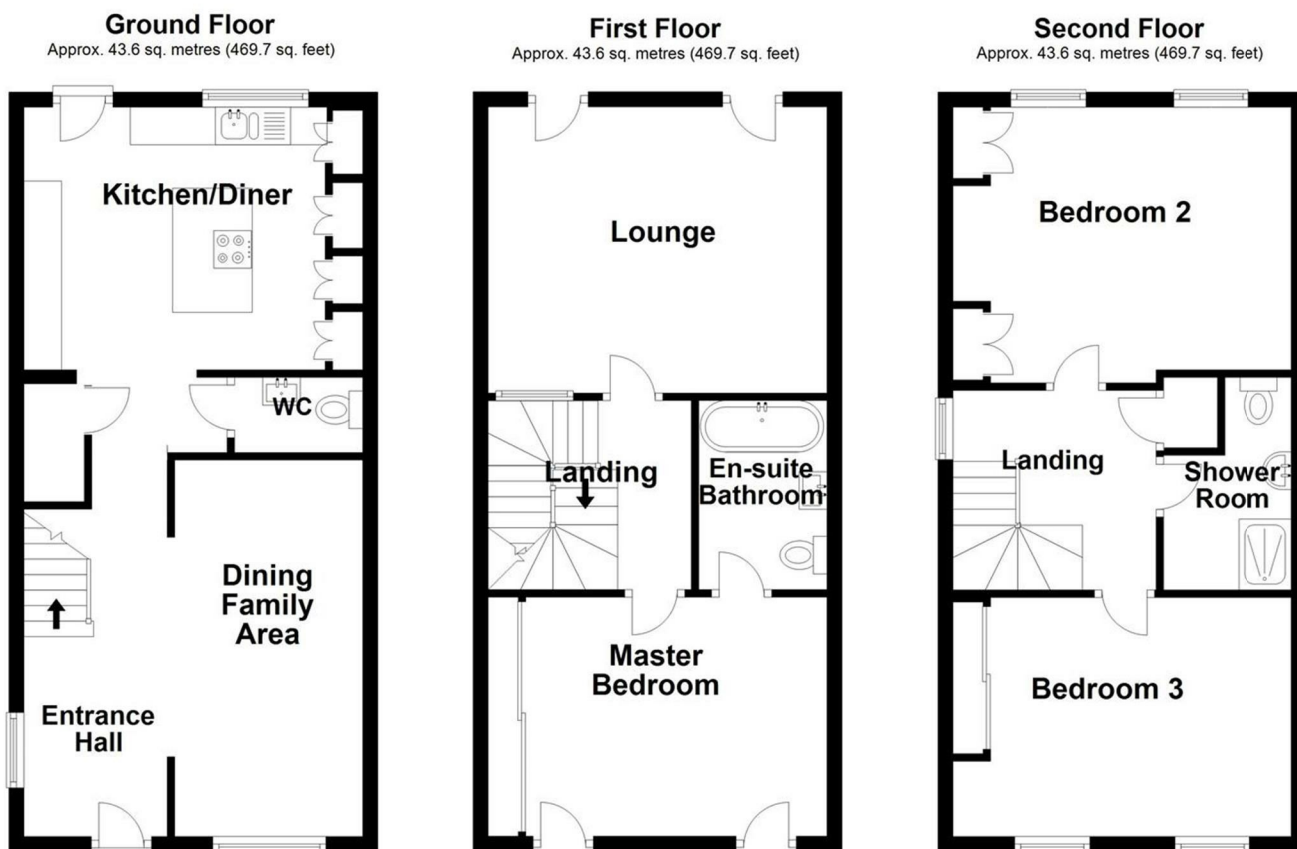
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

FLOOR PLAN

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

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533



Total area: approx. 130.9 sq. metres (1409.0 sq. feet)

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

15 Loansdean Wood

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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



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