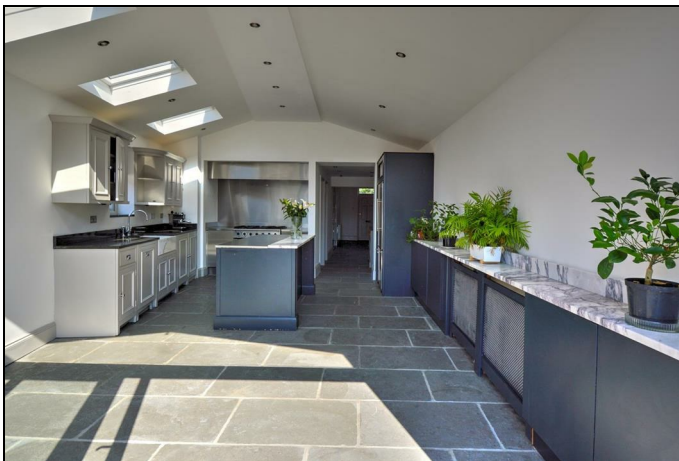


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

11 ABBEY VIEW MORPETH NORTHUMBERLAND NE61 1QT



- Four Bedroom Semi Detached
- Open Plan Kitchen & 2 Reception Rooms
- Sought After Central Location
- EPC: Rating D
- Council Tax Band: E

- Spacious Family Home
- Rear Garden
- No Further Chain
- Tenure: Freehold
- Services: Mains - GCH, Electric, Water & Sewage

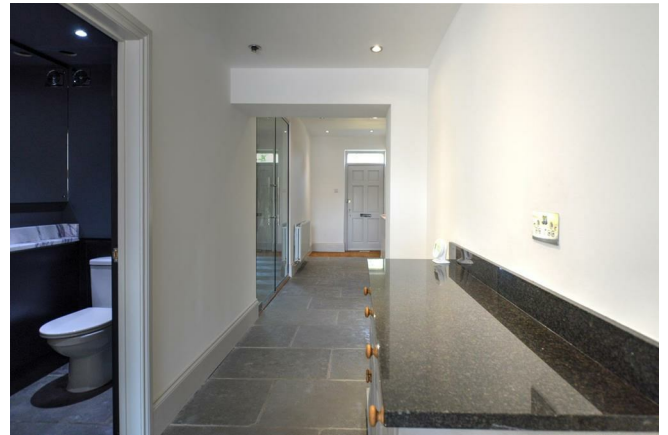
Price £400,000

11 ABBEY VIEW MORPETH NORTHUMBERLAND NE61 1QT

An opportunity to purchase this renovated, four bedroom semi detached home situated on Abbey View within the very sought after High Stanners area of Morpeth, overlooking the River Wansbeck. The property has been updated in a contemporary style and combines an attractive combination of old and new providing a spacious family home that remains sympathetic to the age and character of the property. Available with the added advantage of no upper chain and the accommodation briefly comprises of:- An entrance hallway with stone flooring leading past the two reception rooms, ground floor wc, and utility room to an inviting open plan kitchen area with large patio doors leading to the enclosed rear garden. To the first floor, the landing has a vaulted ceiling and glass balustrade. The master bedroom has a further vaulted ceiling with exposed beams and there are three further bedrooms and a bathroom/wc. To the outside the property has an enclosed garden with a sunny aspect and the front leads on to an open plan green with the Stanners, river and stepping stones just across the road. Properties in this location are hugely sought after due to their established surroundings and close proximity to the town centre. We anticipate a high level of interest and viewing at the earliest opportunity is highly recommended.

ENTRANCE HALL

Entrance door to front leading to a welcoming hallway which provides open plan access to the kitchen at the rear, has stone flooring and stairs to the first floor.



LOUNGE

15'1" x 16'1" (4.6 x 4.92)

Measurements are approximate due to the shape of the room. To the front elevation with a double glazed window, radiator, wood flooring and a feature fireplace in chimney breast with a fuel burning stove.



11 ABBEY VIEW MORPETH NORTHUMBERLAND NE61 1QT

DINING/FAMILY ROOM

11'7" into alcoves x 12'8" (3.55 into alcoves x 3.87)

A slightly smaller reception room with double glazed window to front, radiator and chimney breast with exposed brickwork.



GROUND FLOOR WC

Accessed from the hallway with WC, wash hand basin in vanity unit, radiator and extractor fan.

UTILITY ROOM

Fitted with a granite work top, ceramic sink unit with tap. Built in storage cupboard housing Ideal central heating boiler and external door to side.



KITCHEN

13'3" x 20'8" (4.06 x 6.31)

A fabulous addition to the property creating a bright open plan spaces with wide patio doors leading out to the rear garden and sky lights. The kitchen is fitted with a range of in frame wall and base units with a mixture of granite and stainless steel work tops, and a central island along with double sink unit with mixer tap and range style cooker.



ADDITIONAL IMAGE



11 ABBEY VIEW MORPETH NORTHUMBERLAND NE61 1QT

FIRST FLOOR LANDING

A feature in itself with a vaulted ceiling, sky light and glass balustrade.



BEDROOM ONE

16'0" x 12'0" (4.89 x 3.66)

A sizeable main bedroom with double glazed window to front, radiator and vaulted ceiling with exposed beamwork.



BEDROOM TWO

10'0" x 10'4" (3.05 x 3.15)

to the front elevation with double glazed window to front, radiator, traditional fireplace and loft access.



11 ABBEY VIEW MORPETH NORTHUMBERLAND NE61 1QT

BEDROOM THREE

10'0" x 10'4" (3.05 x 3.15)

Double glazed window to front, radiator.



BEDROOM FOUR

11'0" 8'11" (3.36 2.74)

Measurements include some restricted head height.

To the rear with a sloping ceiling, double glazed window, radiator and traditional fireplace.



BATHROOM/WC

Fitted with a wc, bath in tiled surround, mains shower in cubicle and was hand basin. Double glazed window to rear, heated towel rail and tiling to both walls and floor.



11 ABBEY VIEW MORPETH NORTHUMBERLAND NE61 1QT

EXTERNALLY

There is a pleasant, enclosed garden to the rear with lawn and courtyard area.



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 Jan 2024).

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

Planning Permission - There are two current active planning permissions for Abbey View. 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.

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.

11 ABBEY VIEW MORPETH NORTHUMBERLAND NE61 1QT

TENURE & COUNCIL TAX BAND

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 E - Taken from gov.uk August 2022.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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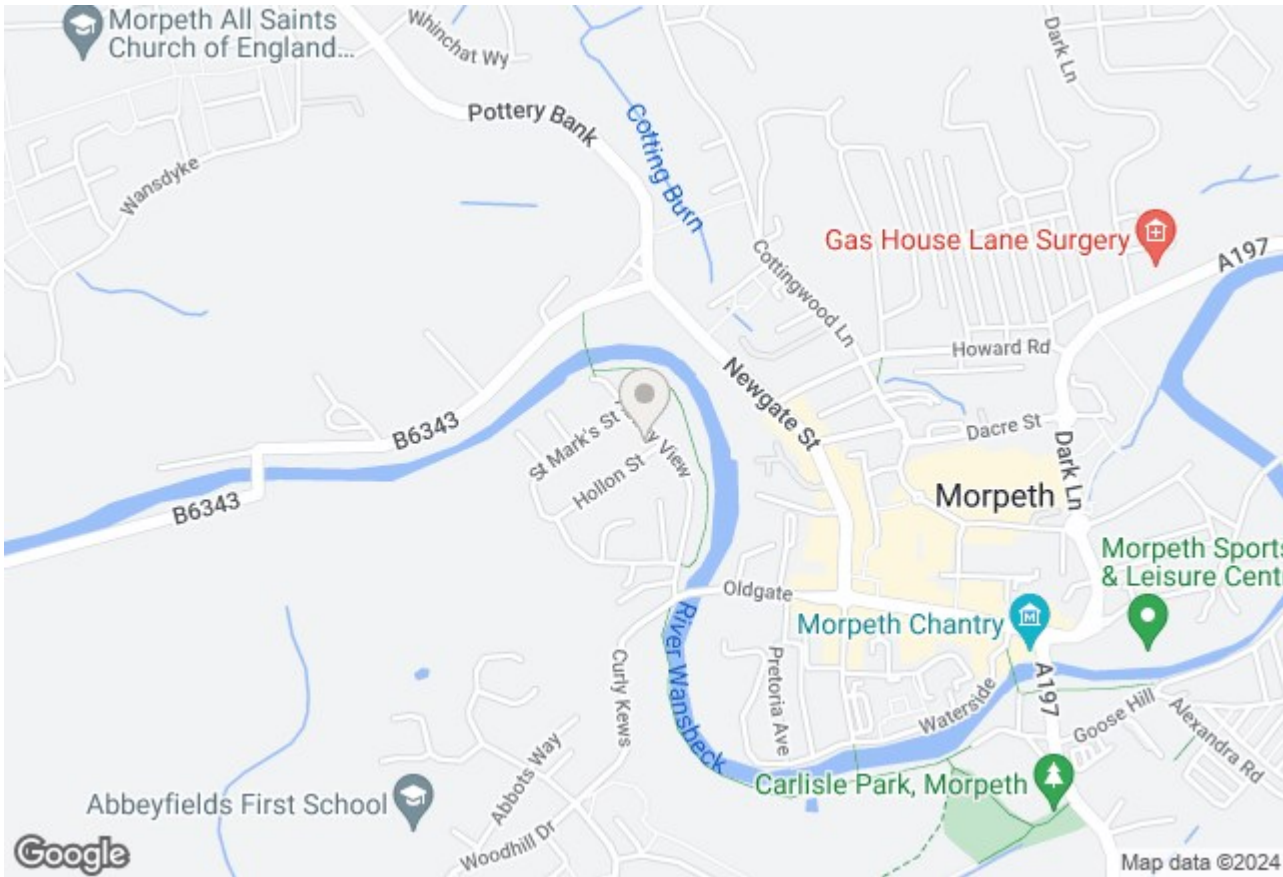


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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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