

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

32 PRIORS WALK MORPETH NE61 2RF



- Two Bedroom Semi Detached Bungalow
- Gardens To Front, Rear & Side
- No Further Chain
- Tenure: Freehold
- Services: Mains GCH, Electric, Water & Sewage
- On A Generally Level Site
- Double Glazing & Gas CH
- EPC: C
- Council Tax Band: B

Price £220,000

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A very well maintained, two bedroom semi detached bungalow situated on Priors Walk within the sought after area of Kirkhill, Morpeth. The property occupies a generally level site and the accommodation has double glazing, gas central heating via a combi boiler and briefly comprises:- Entrance porch leading to an entrance hall, lounge, kitchen, two bedrooms and bathroom/wc. Externally the property has gardens to the front and side, a further manageable garden to the rear and an attached garage and driveway for off street parking.

There are a range of local amenities within Kirkhill including a post office, pharmacy, newsagents and public transport with links to Morpeth Town Centre and Blyth. Morpeth offers an excellent range of Town Centre facilities including local and high street shops, cafes and health and leisure facilities and has rail and bus links to the wider area.

ENTRANCE PORCH

Entrance door to the side leading to a sizeable porch with double glazed windows and inner door to the entrance hall.

ENTRANCE HALL

Providing access to all accommodation, access to the loft, radiator and built in storage cupboard.

LOUNGE

11'11" max x 12'9" (3.65 max x 3.91)

Double glazed window to the front, radiator and freestanding electric fire in surround.



KITCHEN

14'11" x 7'10" (4.55 x 2.41)

Fitted with wall and base units with roll top work surfaces, 1.5 sink drainer unit with mixer tap, plumbing for washing machine and an integrated oven and hob. Double glazed window and external door to rear, radiator.



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BEDROOM ONE

11'1" x 14'9" max (3.38 x 4.5 max)

A large master bedroom with two double glazed windows to the side, radiator and built in wardrobes.



BEDROOM TWO

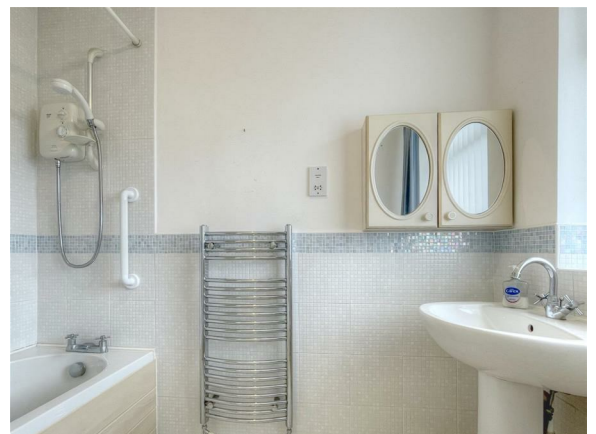
7'11" x 11'1" (2.43 x 3.38)

Double glazed windows to the front and side, radiator.



BATHROOM/WC

Fitted with a wc, pedestal wash hand basin and a panelled bath with electric shower over. Double glazed window to the front, radiator.



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EXTERNALLY

The property has lawned gardens to the front and side of the property, along with a driveway for off street parking and access to the garage.

The rear of the property has an easy to maintain, enclosed garden with patio area and summer house.



GARAGE

Single attached garage with up and over door and access to the rear garden.

FLOOR PLAN

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

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 - Low risk.

Planning Permission - There is one current active planning permissions for Priors Walk. Source - <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 the office for 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 - gov.uk September 2023.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(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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