

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**MERCATOR LONGHIRST MORPETH NORTHUMBERLAND NE61 3LS**



- Detached Home In Village Location
- One Ground Floor Bedroom With Ensuite
- Modern Kitchen & Utility Room
- Council Tax Band E
- Services: Mains GCH, Electric, Water & Sewage

- Three Double Bedrooms
- Two Reception Rooms & Conservatory
- EPC Rating C
- Freehold

**Price £400,000**

# MERCATOR LONGHIRST MORPETH NORTHUMBERLAND NE61 3LS

An opportunity to purchase this attractive, detached property situated on the outskirts of Longhirst Village, approximately 3 miles from Morpeth. The property offers well proportioned living space and has a large ground floor bedroom with ensuite shower room that would suit those looking for a property with ancillary accommodation for a relative. Longhirst village is served by public transport and local amenities including a local co-op and first school are just over a mile away within Pegswood village whilst Morpeth offers a full range of Town Centre amenities. Those commuting will find convenient access to the A1 via the Morpeth Northern Bypass, a train station serving the East Coast mainline in Morpeth and Newcastle International Airport is approximately 17 miles distant. Longhirst is an excellent location for those wanting to be close to amenities and yet close enough to explore all that Northumberland has to offer.

The accommodation has double glazing, gas central heating via a combi boiler and briefly comprises: To the ground floor there is an entrance hall leading to an open plan dining room, ground floor wc, lounge, conservatory, kitchen, utility room and a large double bedroom with en-suite shower room/wc. To the first floor there are two double bedrooms and a bathroom/w.c. Externally the property has well established, wrap around gardens, and a driveway for off street parking with access to a double car port.

The property will suite a range of purchasers particularly those looking for ground floor self contained accommodation. Viewing at the earliest opportunity is highly recommended.

## ENTRANCE PORCH

External door to the side and an internal door leading to the open plan dining room.

## GROUND FLOOR WC

Fitted with a wc and wall mounted wash hand basin. Double glazed window to side and radiator.

## DINING ROOM

*18'8" x 13'10" max (5.71 x 4.23 max)*

Double glazed window to the side, radiator and stairs leading to the first floor with an under stair cupboard.



## KITCHEN

*9'3" x 14'10" (2.84 x 4.53)*

A modern kitchen fitted with a range of wall and base units with roll top work surfaces, 1.5 sink drainer unit with mixer tap, plumbing for dishwasher and integrated appliances to include an electric hob with extractor fan, double oven and a warming drawer. Double glazed window to front, radiator and tiled floor.



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## ADDITIONAL IMAGE



## LOUNGE

23'8" x 12'4" (7.22 x 3.78)

A generous main reception room with timber frame double glazed windows to the conservatory, a wall mounted electric fire in a decorative surround, two radiators and double doors providing access to the conservatory.



## ADDITIONAL IMAGE



# MERCATOR LONGHIRST MORPETH NORTHUMBERLAND NE61 3LS

## CONSERVATORY

23'4" x 7'10" (7.13 x 2.4)

A large conservatory across the rear of the property with double glazed windows and patio doors to the garden. Radiator, laminate floor.



## UTILITY ROOM

Fitted with wall and base units with roll top work surfaces, sink drainer unit and mixer tap and plumbing for washing machine. External door to the rear garden and access to ground floor bedroom.

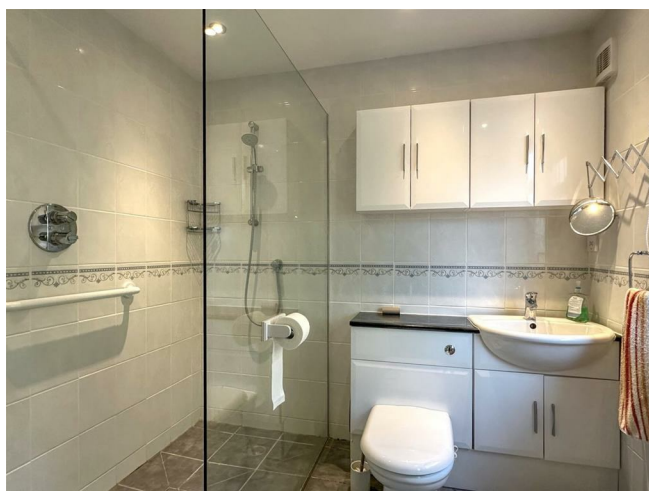
## GROUND FLOOR BEDROOM

11'9" x 15'8" max (3.59 x 4.79 max)

Having been converted from the double garage, the bedroom is of generous proportions with double glazed windows to front and side and radiators.

## ENSUITE SHOWER ROOM/WC

Comprising of a low level wc and wash hand basin in vanity unit, walk in shower with glass screen. Double glazed window to side, radiator.



## FIRST FLOOR LANDING

Sky light to side, access to loft.

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## BEDROOM ONE

12'1" exc. robes x 12'2" (3.69 exc. robes x 3.71)

Double glazed window to front, radiator, fitted sliding door wardrobes.



## BEDROOM TWO

12'0" exc. robes x 12'6" max (3.67 exc. robes x 3.83 max)

Double glazed window to front, radiator, sliding door fitted wardrobes.



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## BATHROOM/WC

Fitted with a low level wc and wash hand basin in vanity unit, panelled bath and a mains shower in cubicle. Sky light to side, heated towel rail.



## EXTERNALLY & PARKING

The property has established gardens to the front, rear and side. The gardens are mainly lawned with established borders, planted areas and paved areas.

The property is accessed via gate leading to a gravelled driveway and access to a double car port for off street parking.



## 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.

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## 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 Mercator. 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.

## 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 E - gov.uk Oct 2023

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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# MERCATOR LONGHIRST MORPETH NORTHUMBERLAND NE61 3LS

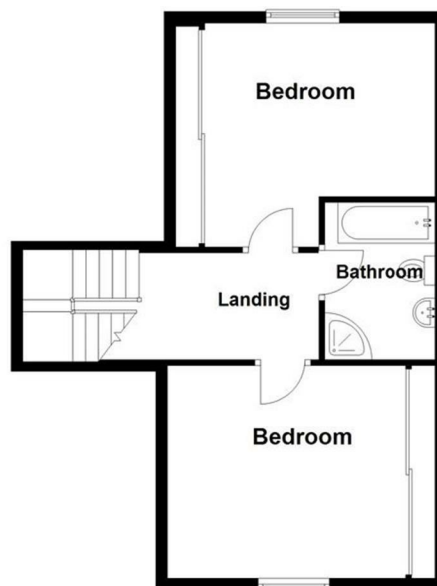
## Ground Floor

Approx. 111.3 sq. metres (1197.8 sq. feet)



## First Floor

Approx. 48.0 sq. metres (516.8 sq. feet)




Total area: approx. 159.3 sq. metres (1714.5 sq. feet)

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


**Mercator, Longhirst**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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



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