

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**26 THE AVENUE MORPETH NORTHUMBERLAND NE61 2DF**



- Three Bedroom Semi Detached
- No Upper Chain
- Gardens Garage & Driveway
- Council Tax Band D

- Beautiful Character Property
- Two Reception Rooms
- EPC Rating D
- Freehold

**Price £300,000**

## 26 THE AVENUE MORPETH NORTHUMBERLAND NE61 2DF

A three bedroom, semi detached home situated on the sought after Loansdean area of Morpeth. The property is available with no upper chain and the accommodation briefly comprises:- Entrance porch leading to entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom/wc. Externally the property has gardens to the front and rear, attached garage and driveway. The property is ready to be updated to individual requirements but has been very well looked after and remains full of character.

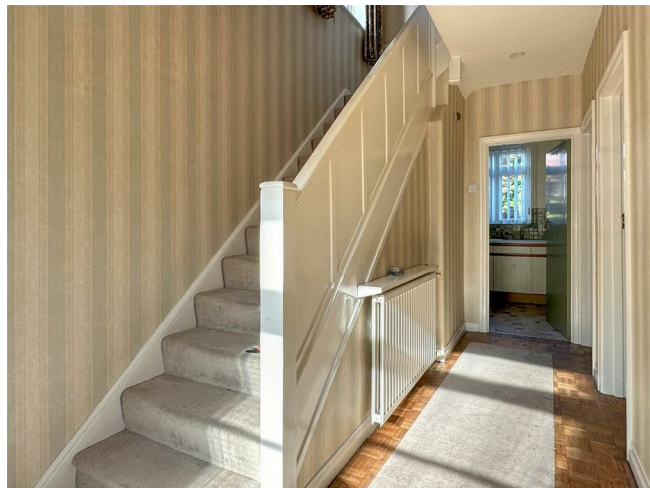
The Loansdean area of Morpeth is a very well regarded area, being within good proximity to Morpeth Town Centre and amenities, along with convenient access to the A1 and train station. Morpeth First School is within comfortable walking distance, as is a local co-op and public transport in to the Town centre. As properties of this type are often in high demand, viewing at the earliest opportunity is highly recommended.

### ENTRANCE PORCH

Entrance door to front with a tiled floor and inner door providing access to the Entrance Hall.

### ENTRANCE HALL

With parquet flooring, stairs leading to the first floor and a radiator.



### LOUNGE

14'11" excluding bay x 14'1" into alcoves (4.56 excluding bay x 4.3 into alcoves)

A spacious main reception room with a double glazed bay window to the front, radiator and decorative fireplace.



### DINING / SECOND RECEPTION ROOM

11'5" excluding doorway x 13'11" into alcove (3.49 excluding doorway x 4.26 into alcove)

To the rear elevation with a double glazed window and door to the rear garden, radiator, decorative fireplace with fitted storage to alcoves, parquet flooring.



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### KITCHEN

11'11" x 11'5" max (3.64 x 3.48 max)

Fitted with a range of wall and base units with roll top works surfaces, 1.5 sink drainer unit with mixer tap. Double glazed window to the rear, single glazed window and external door to the side.



### FIRST FLOOR LANDING

Double glazed window to the side, radiator.



### BEDROOM ONE

11'10" max x 12'6" exc. bay (3.61 max x 3.83 exc. bay )

To the front elevation with a double glazed bay window, radiator and built in storage cupboard.



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### BEDROOM TWO

14'4" into bay x 11'11" max (4.37m into bay x 3.63m max)

To the rear elevation with a double glazed bay window, radiator, fitted wardrobes and dressing table.



### BEDROOM THREE

9'2" x 9'1" (2.81 x 2.77)

Double glazed window to the front, radiator.



### BATHROOM

Fitted with a pedestal wash hand basin and an accessible bath and shower with mains shower. Double glazed window to the rear, radiator.

Built in storage cupboard with Baxi boiler.



### SEPARATE WC

Fitted with a wc. Double glazed window to rear.



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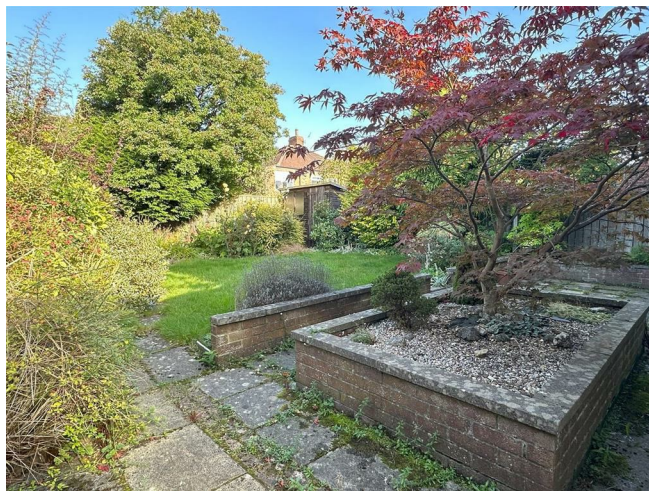
## EXTERNALLY

The front of the property has a garden and block paved driveway for off street parking and access to the garage.

The rear of the property has a lovely and well established garden with a variety of planted areas and lawn. To the side of the property there is a covered lean to which also provides rear access to the garage.



## ADDITIONAL IMAGE



## PROBATE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

## 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.

## 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 D - gov.uk - Oct 2023

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

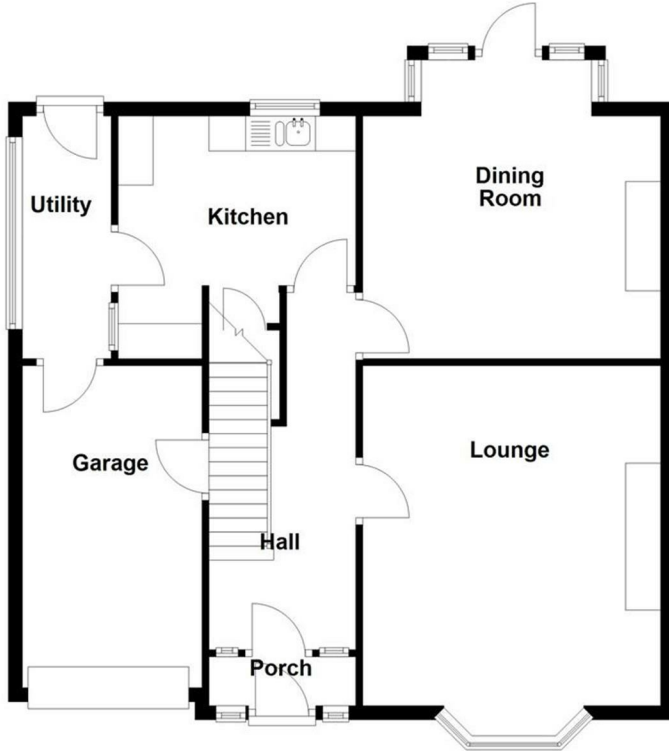
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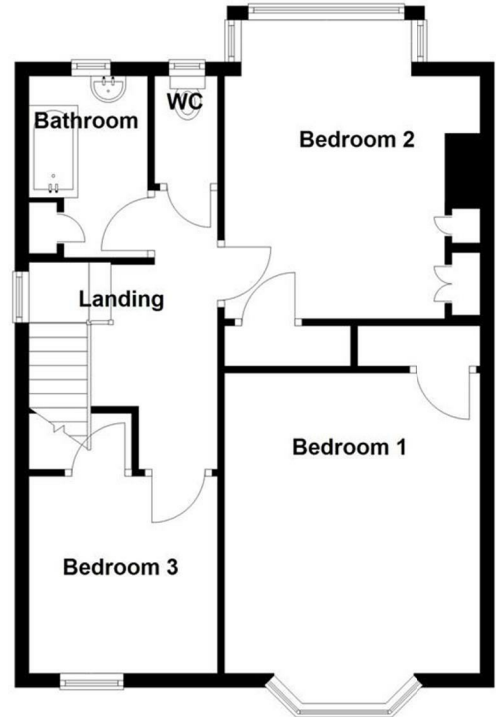
## Ground Floor

Main area: approx. 65.7 sq. metres (707.3 sq. feet)  
Plus garages: approx. 11.8 sq. metres (127.4 sq. feet)



## First Floor

Approx. 57.3 sq. metres (616.6 sq. feet)



Main area: Approx. 123.0 sq. metres (1323.9 sq. feet)  
Plus garages: approx. 11.8 sq. metres (127.4 sq. feet)

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

**The Avenue**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>74</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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