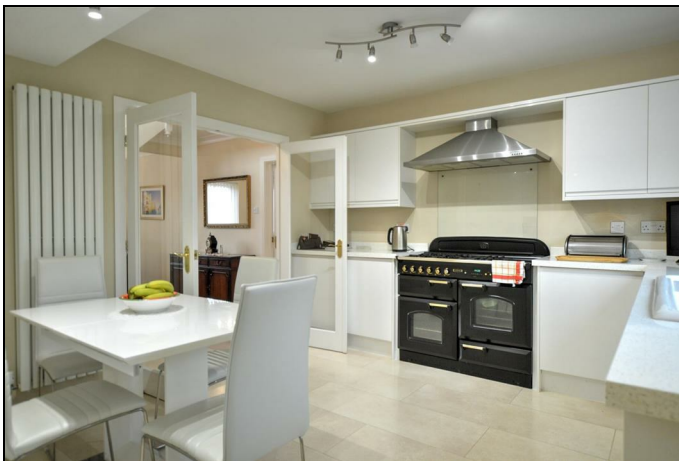


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

91 PINWOOD DRIVE MORPETH NE61 3SU



- Four Bedroom Detached
- Updated Kitchen & Bathroom
- Good Size Gardens
- Services: Mains - Gas CH, Electric, Water & Sewage
- Tenure: Freehold

- No Further Chain
- Conservatory
- Sought After Location
- Council Tax Band: D
- EPC: TBC

Price £385,000

91 PINWOOD DRIVE MORPETH NE61 3SU

Available with no further chain we offer this well maintained, four bedroom detached house situated on Pinewood Drive within the highly regarded Lancaster Park estate, Morpeth. Occupying a lovely position towards the back of the estate, the property has an open outlook to the front and enjoys a light and airy feel throughout.

The accommodation has been altered by the current owners to provide a larger kitchen area that connects seamlessly to the dining room, perfect for family life and entertaining. The accommodation briefly comprises of:- Entrance hall, ground floor wc, dining room with stairs to the first floor and double doors to the bright and modern kitchen with integrated appliances and access to the utility room and garage. The lounge has aspects to both the front and rear and provides access to the conservatory, completing the ground floor accommodation. To the first floor there are four bedrooms and an updated bathroom/wc. Externally the property has good sized and well maintained gardens to both the front and rear with a driveway for multiple cars and an attached single garage.

Lancaster Park is a sought after location, having a popular First School within the estate and lots of green space. Morpeth Town Centre with its extensive amenities and train station is within convenient proximity as is access to the A1 for commuting.

ENTRANCE HALL

Entrance door to the side, radiator and access to the ground floor wc and an inner door to the dining area.

GROUND FLOOR WC

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

DINING ROOM

A generous and versatile space with a double glazed window to the front, radiator, stairs leading to the first floor with under stair storage area and a tiled floor which continues through the double doors to the kitchen.



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KITCHEN

Fitted with a range of modern of white wall and base units with coordinating work tops and integrated appliances to include fridge, dish washer and range cooker with extractor hood. Double glazed window to the rear, radiator and tiled flooring and an external door to the rear garden.



UTILITY ROOM

Fitted with base units and work top with plumbing for washing machine, double glazed window to the rear and door to the garage.

LOUNGE

A generous main reception room with a double glazed window to the front, two radiators and double glazed patio doors to the conservatory.



ADDITIONAL IMAGE



91 PINWOOD DRIVE MORPETH NE61 3SU

CONSERVATORY

Double glazed windows, radiator and tiled floor with doors providing access to the rear garden.



FIRST FLOOR LANDING

Double glazed window to the side, loft access and a built in cupboard with radiator.

BEDROOM ONE

To the front elevation with a double glazed window, radiator and fitted wardrobes.



BEDROOM TWO

Double glazed window to the rear, radiator and fitted wardrobes.



BEDROOM THREE

Double glazed window to the radiator.



91 PINWOOD DRIVE MORPETH NE61 3SU

BEDROOM FOUR

Currently used as a dressing room with sliding door fitted wardrobes, radiator and a double glazed window to the front.



BATHROOM/WC

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



ADDITIONAL IMAGE



EXTERNALLY

The front of the property has a largely open plan, lawned garden with driveway for off street parking accommodation 2-3 cars and access to the garage.

The rear of the property has a good size, enclosed garden mainly lawned with established borders.



91 PINWOOD DRIVE MORPETH NE61 3SU

ADDITIONAL IMAGE



GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced 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. Mobile Data not available with O2 & Vodafone (Ofcom Broadband & Mobile Checker Jan 2024).

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

Planning Permission - There is one current active planning permissions for Pinewood Drive. For more information please see <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked 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.

FLOOR PLAN

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

91 PINWOOD DRIVE MORPETH NE61 3SU

TENURE & COUNCIL TAX BAND

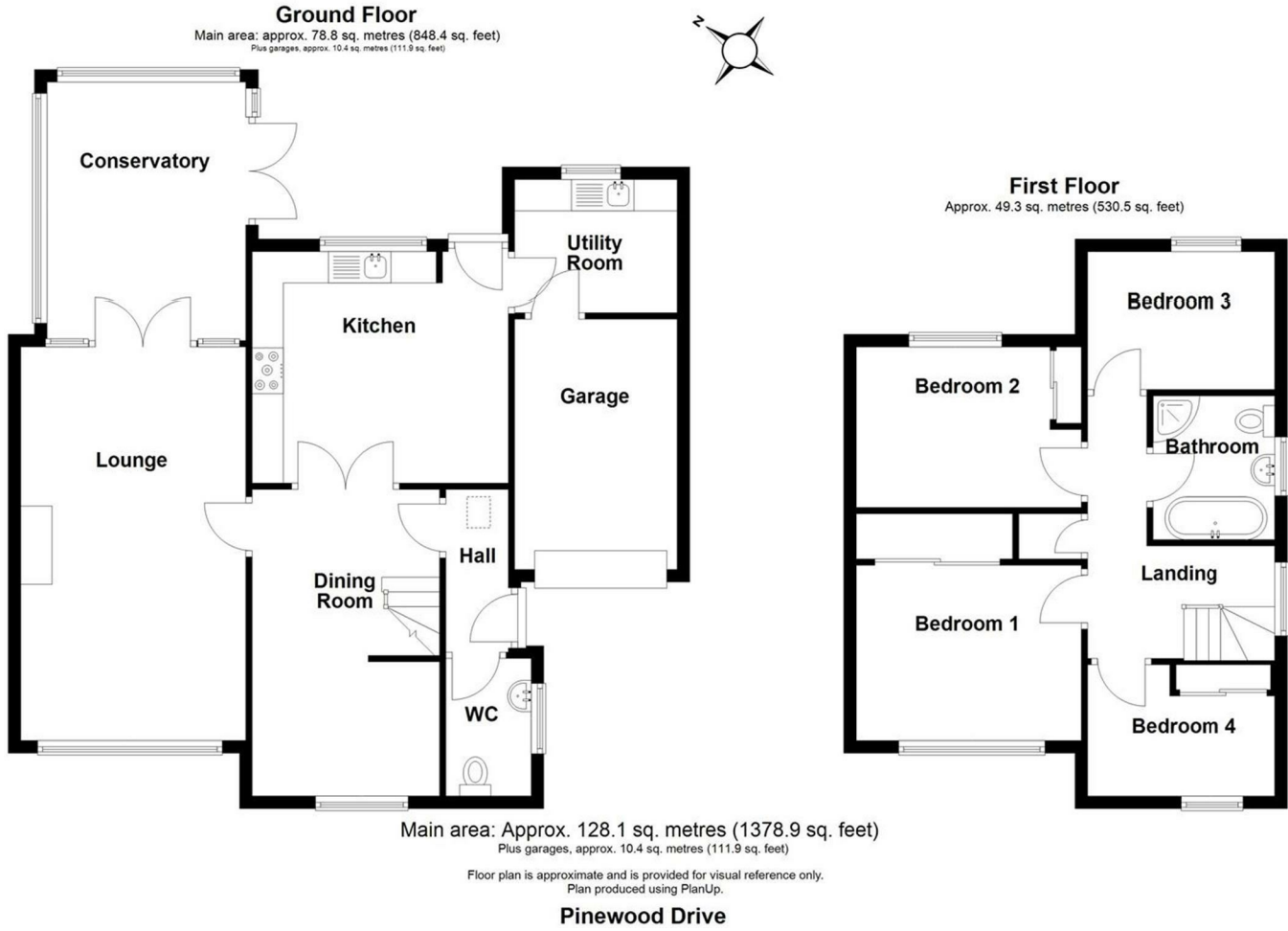
Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: D

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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