

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

21 SHANNON ROAD COLLINGWOOD MANOR MORPETH NE61 2FP



- Three Bedroom Detached
- Open Plan Kitchen Diner
- Garage & Gardens
- Tenure: Freehold
- Services: Mains GCH, Electric, Water & Sewage

- Immaculately Presented
- Ensuite To Master
- EPC: B
- Council Tax Band: D

**Price £275,000**

## 21 SHANNON ROAD COLLINGWOOD MANOR MORPETH NE61 2FP

An immaculately presented, three bedroom detached home situated on Shannon Road within the sought after Collingwood Manor estate, Loansdean, Morpeth. The accommodation briefly comprises of:- Entrance hall, ground floor wc, lounge with double doors to the open plan kitchen diner with french doors to the rear garden. The first floor has a master bedroom with ensuite, two further bedrooms and bathroom/wc. Externally the property has an enclosed rear garden, garage and drive.

Properties on this development are hugely popular given their proximity to Morpeth First School, local amenities including a Co-op and easy links to public transport and the A1. The property is also convenient for access to Morpeth Town Centre with a wide range of shopping facilities, schooling for all ages, an excellent choice of cafes, bars and restaurants, train station and health and leisure provisions.

### ENTRANCE HALL

Entrance door to front leading to hallway with radiator and stairs leading to the first floor with understair cupboard.

### GROUND FLOOR WC

Fitted with a wc and wash hand basin. Double glazed window to front, radiator.

### LOUNGE

10'4" max x 14'3" (3.16 max x 4.35)

Double glazed window to the front, radiator and double doors leading to the kitchen diner.



### KITCHEN DINER

10'5" x 19'1" max (3.18 x 5.83 max)

Maximum dimensions taken.

An open plan kitchen diner with the kitchen area having fitted wall and base units with roll top work surfaces and integrated appliances including fridge freezer, oven, hob and extractor fan and washing machine. Double glazed window to rear and radiator. The dining area has double glazed french doors to the rear garden, double doors to the lounge and a radiator.



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## ADDITIONAL IMAGE



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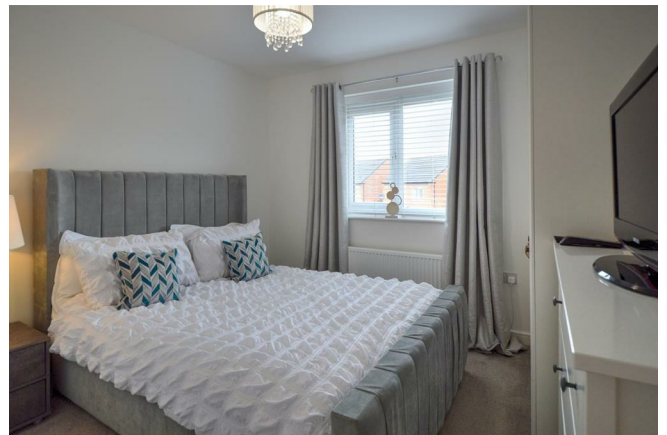
## FIRST FLOOR LANDING

### MASTER BEDROOM

10'3" x 11'10" max (3.14 x 3.63 max)

Maximum measurements that include ensuite and fitted wardrobes.

Double glazed window to rear, radiator and fitted wardrobes.



### ENSUITE

Fitted with a wc, wash hand basin and shower in cubicle.



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## BEDROOM TWO

9'9" x 8'7" (2.98 x 2.63)

Double glazed window to rear and radiator.



## BEDROOM THREE

10'3" x 7'3" max (3.14 x 2.23 max)

Measurement includes fitted wardrobes.

Double glazed window to front, radiator and fitted wardrobes.



## BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath. Double glazed window to front and radiator.



## EXTERNALLY

The rear of the property has an enclosed garden, mainly lawned with patio area.



## GARAGE & PARKING

The property has a detached garage positioned next to the property with driveway for off street parking.

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## 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 - including Ultrafast broadband .(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Very low risk. Source gov.uk January 2024.

Planning Permission - There are currently four active planning permissions for Shannon Road. For more information please see - 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.

## FLOOR PLAN

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

## 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

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.

Estate Management Charges are payable, these are currently approximately £22.50 per month = £224.96 per annum.

Council Tax Band: D taken from gov.uk January 2024.

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

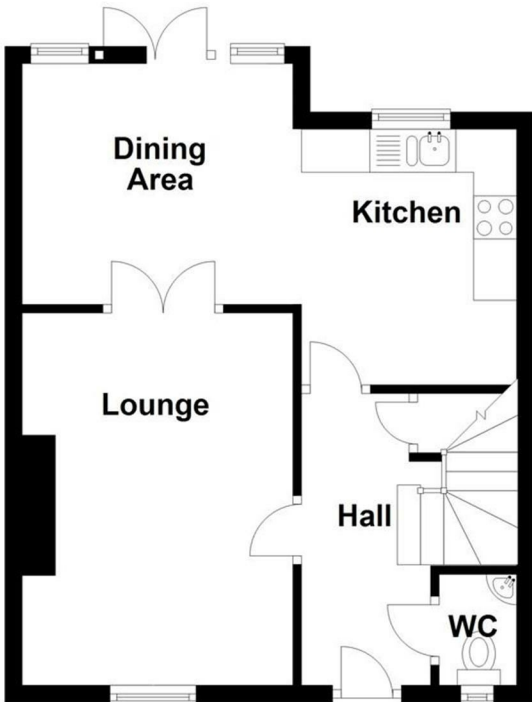
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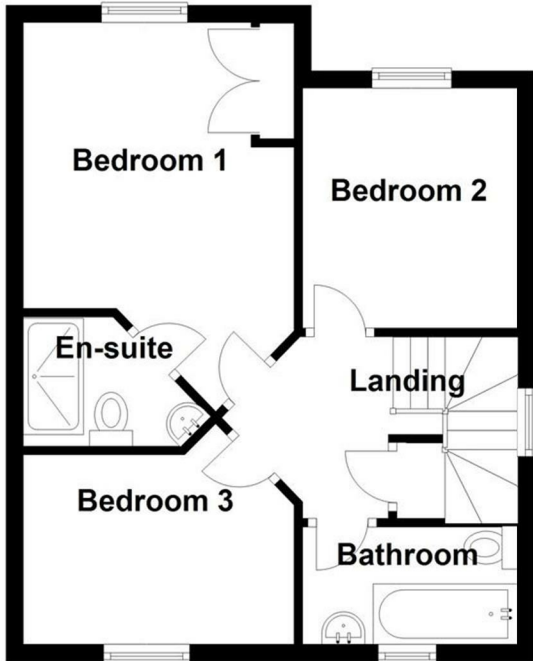
**Ground Floor**

Approx. 40.5 sq. metres (436.2 sq. feet)



**First Floor**

Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 80.0 sq. metres (861.5 sq. feet)

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

**Shannon Road**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</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 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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