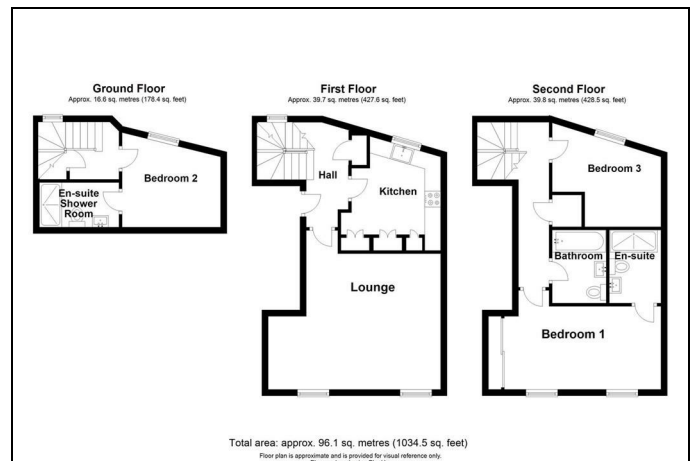


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

6 WELLWAY COURT MORPETH NE61 1BW



- Three Bedroom Townhouse
- Spacious Lounge Diner
- Town Centre Location
- Council Tax Band: E
- Mains: Electric, Gas CH, Water & Drainage

- Two Ensuite Bedrooms
- Garage & Parking
- EPC Rating: D
- Tenure: Leasehold
- Viewing Highly Recommended

Price £240,000

6 WELLWAY COURT MORPETH NE61 1BW

An opportunity to purchase this very well presented, three bedroom town house with garage and parking, set over three floors within Morpeth Town Centre. Wellway Court occupies a very central location within the Town meaning it is convenient for all amenities including transport links, shopping, health and leisure facilities and cafes, bars and restaurants. The property is accessed by a communal entrance leading to the entrance on the first floor. Once inside the property there is an entrance hall, kitchen and spacious lounge diner on entry level. To the upper floor there is a master bedroom with ensuite shower room/wc, a second bedroom and bathroom/wc. To the lower ground floor there is a bedroom with ensuite shower room/wc and a utility cupboard. Externally the property has a single garage and driveway for off street parking.

ENTRANCE

The property is accessed through a communal hallway shared with two other properties and has stairs leading to the first floor where the entrance to the property is situated.

ENTRANCE HALL

Once inside the property there is an entrance hall which has a built in coat cupboard, stairs to the first floor and stairs to the lower floor.

KITCHEN

10'8" x 10'2" (3.26 x 3.12)

Maximum Measurements.

Fitted with a range of modern wall and base units with ambient lighting, co-ordinating work tops, sink drainer unit and mixer tap along with integrated appliances to include hob and extractor hood, under bench oven, microwave oven, warming drawer, coffee machine, dishwasher and fridge freezer. Double glazed window to the rear and fitted breakfast bar.



ADDITIONAL IMAGE



LOUNGE DINER

14'4" x 14'0" (4.39 x 4.27)

Measurement excludes recesses.

A good size main reception room with a media wall and speaker system, electric storage and panel heaters, wood effect flooring and two double glazed windows to the front.



6 WELLWAY COURT MORPETH NE61 1BW

ADDITIONAL IMAGE



UPPER FLOOR

Providing a built in cupboard, electric storage heater and access to the main bedroom, second bedroom and bathroom/wc.

MASTER BEDROOM

18'4" x 9'7" (5.61 x 2.94)

Measurement includes recess and fitted wardrobes.

Two double glazed windows to the front, electric night storage and panel heaters and sliding door fitted wardrobes.



ENSUITE

Fitted with a wc, wash hand basin and mains shower with tiled walls and glass shower screen. Tiled floor, heated towel rail and extractor fan.



BEDROOM TWO

10'9" x 8'5" (3.3 x 2.57)

Measurements are approximate and taken into recess.

Double glazed window to rear, electric storage heater.



6 WELLWAY COURT MORPETH NE61 1BW

BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath. Tiling to both walls and floor, heated towel rail and extractor fan.



LOWER FLOOR

Stairs lead down to the lower landing, double glazed window, utility cupboard with plumbing for washing machine

BEDROOM THREE

9'8" x 9'2" (2.96 x 2.8)

Measurements are approximate.

Double glazed window, electric heater.



ENSUITE/WC

Fitted with a wc, wash hand basin and shower with tiled walls and floor. Heated towel rail and extractor hood.



EXTERNALLY & PARKING

The property has an integrated garage to the left hand side of the entrance door with a driveway for parking. The property also has the use of the visitor parking.

JAPANESE KNOTWEED

We have been advised that the development has previously undergone a treatment plan for the presence of Japanese Knotweed in the communal areas, there are no further signs of further re-growth, a plan remains in place to monitor the site for the next two years. Your legal advisor will be able to advise you further.

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 24.).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - High Risk. Taken from gov.uk Jan 2024.

Planning Permission - There are no current active planning permissions for Wellway Court.

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.

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.

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

Leasehold - 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.

We have been advised that 99 years remain on the lease, the service charge we have been advised is currently £108 per month.

Council Tax Band: E - taken from gov.uk Jan 2024.

VIEWING ARRANGEMENTS

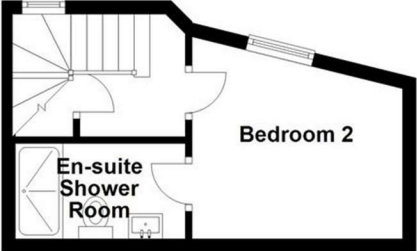
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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6 WELLWAY COURT MORPETH NE61 1BW

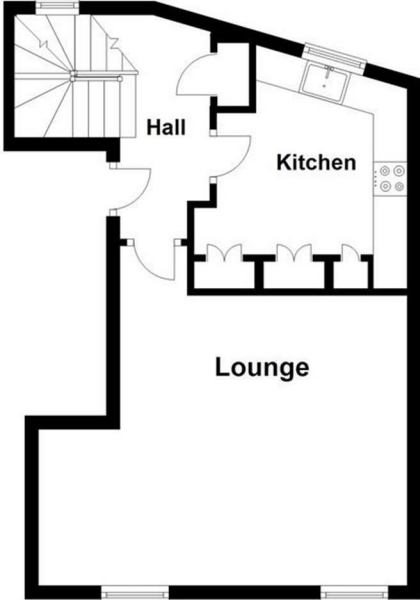
Ground Floor

Approx. 16.6 sq. metres (178.4 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Second Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



Total area: approx. 96.1 sq. metres (1034.5 sq. feet)

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

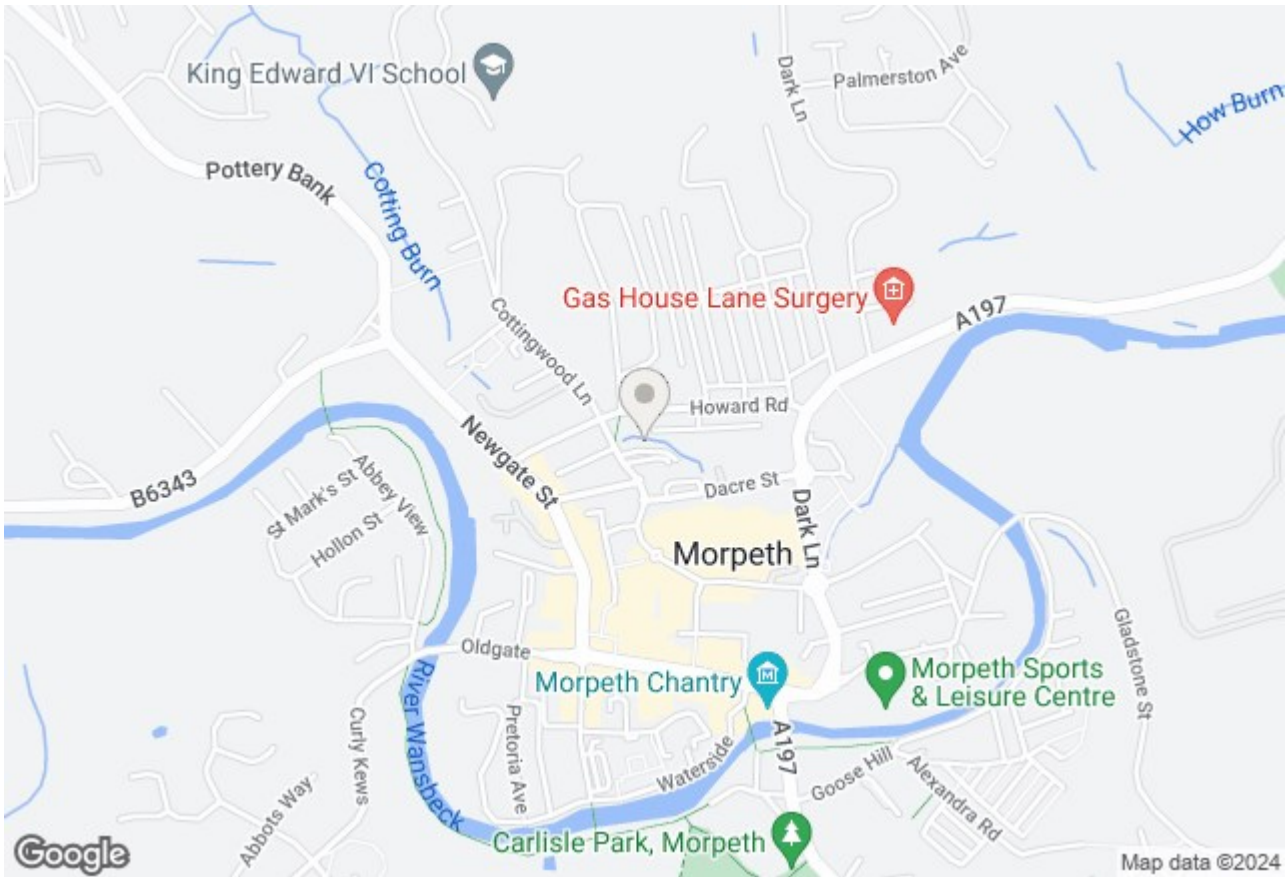
Wellway Court

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(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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 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com