

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

3 WILLOW CLOSE MORPETH NE61 1XG



- Semi Detached Family Home
- Ground Floor Shower Room & WC
- Front & Rear Gardens
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Three Bedrooms
- Garage & Off Street Parking
- EPC: C
- Council Tax Band: C

Price £245,000

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A three bedroom semi detached home situated within the very sought after location of Allery Banks, close to Morpeth Town Centre. Morpeth offers extensive amenities and offering an excellent choice of local and high street shops, eateries, cafes and bars, schooling for all ages and health and leisure facilities. Those travelling will find convenient access to the A1 and Morpeth Train Station serving the East Coast Mainline.

The property benefits from a new main roof as well as a new flat roof both done in 2022 and a new boiler which was installed in 2021, benefiting also from double glazing throughout the property briefly comprises of: Entrance hallway, lounge, conservatory, kitchen, and ground floor shower room and WC. To the first floor are three bedrooms and a family bathroom/WC. Externally to the rear of the property is a good sized garden laid mainly with lawn, patio area and bordered with mature bushes and shrubs. To the front of the property is a lawned garden and off street parking providing access to the garage.

ENTRANCE HALLWAY

UPVC entrance door into hallway, radiator, and stairs to first floor.

LOUNGE

With double glazed window to the front, electric fire with decorative surround, two radiators and laminate flooring.



ADDITIONAL IMAGE



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KITCHEN

Fitted with a range of wall and base units with roll top work surfaces, one and a half sink drainer unit with mixer tap. integrated electric double oven and gas hob, space for under bench fridge and freezer, under stairs cupboard, cupboard housing boiler, double glazed window to the rear, radiator and door to garage.



DOWNSTAIR SHOWER/WC

Fitted with low level WC, vanity unit with wash hand basin, shower cubicle with electric shower, extractor fan. heated towel rail, wall mounted heater, tiled walls, tiled floor, radiator and double glazed window to the side.



CONSERVATORY

Double glazed windows, laminate flooring and double glazed doors to rear garden.



FIRST FLOOR

FIRST FLOOR LANDING

With storage cupboard and access to the loft.

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BEDROOM ONE

Fitted with sliding door wardrobes, double glazed window to the front and radiator.



BEDROOM TWO

Double glazed window to the front and radiator.



BEDROOM THREE

Fitted wardrobes with storage over bed, double glazed window to the rear and radiator.



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FAMILY BATHROOM/W.C.

Fitted with low level WC, wash hand basin, panelled bath with mains shower over, two double glazed windows, heated towel rail and tiled walls



GARAGE

With up and over door, plumbing for washing machine and sink drainer unit with mixer tap.

EXTERNALLY

To the rear of the property is a good sized garden laid mainly with lawn, patio area and bordered with mature bushes and shrubs. To the front of the property is a lawned garden and off street parking providing access to the garage.



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.

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

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

Planning Permission - There are no current active planning permissions for Willow Close. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked March 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.

TENURE & COUNCIL TAX BAND

Freehold.

Council Tax Band: C taken from gov.uk

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.

VIEWING ARRANGEMENTS

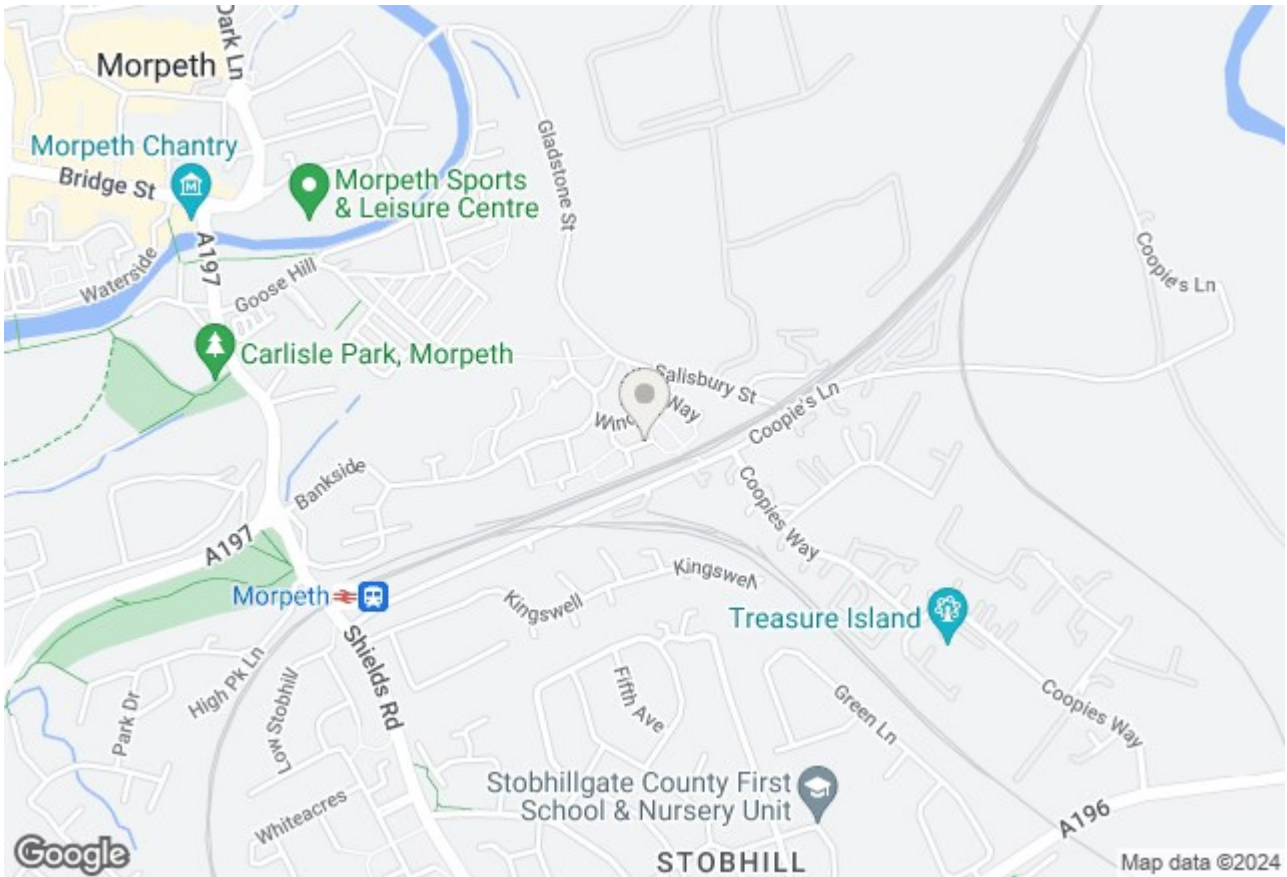
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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