

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

5 KINGSWELL MORPETH NE61 2TY



- Two Bedroom End Of Terrace
- Close to Town Centre & Train Station
- Double Glazing & Gas CH via Combi Boiler
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Garden and Double Driveway
- Modern Bathroom/wc
- EPC: C
- Council Tax Band: B

Price £200,000

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A two bedroom, end of terrace home situated on Kingswell, Morpeth, within excellent proximity to the Town Centre and Train Station. The property will suit a range of purchasers from first time buyers through to those downsizing from a larger family home.

The accommodation has double glazing and gas central heating via a combi boiler fitted in 2023. Briefly comprising of:- Entrance porch, lounge, kitchen diner, first floor landing, two bedrooms and bathroom/wc. Externally the property has an enclosed garden to the rear and a double drive to the front for off street parking.

ENTRANCE PORCH

Entrance door to front leading to porch with a double glazed window to the side, radiator and inner door to the lounge.

LOUNGE

15'3" x 12'7" (4.65m x 3.84m)

Double glazed window to the front, radiator and stairs leading to the first floor.



ADDITIONAL IMAGE



KITCHEN

12'7" x 8'11", (3.84m x 2.72m,)

To the rear elevation with fitted wall and base units, roll top work surfaces with a sink drainer unit and mixer tap, plumbing for washing machine and an integrated double oven and hob with extractor hood, integrated microwave and dishwasher. Double glazed window and external door to the rear.



FIRST FLOOR LANDING

Loft access

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BEDROOM ONE

12'7" x 8'11" (3.84m x 2.72m)

To the rear elevation with a double glazed window to the rear, radiator.



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BEDROOM TWO

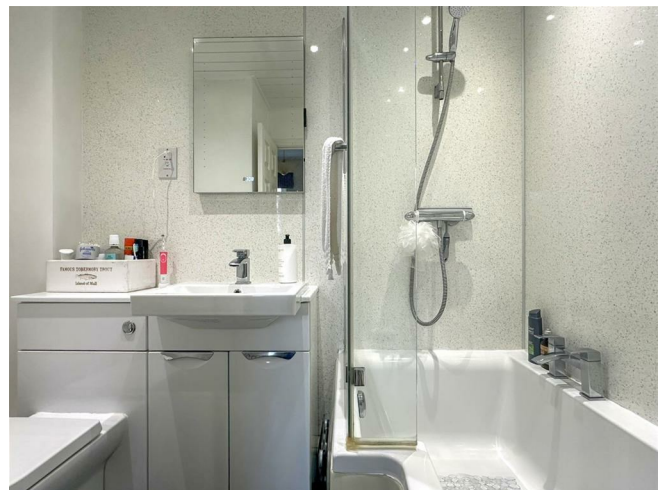
12'7" x 7'6" maximum measurements (3.84m x 2.29m maximum measurements)

Double glazed window to the front, radiator and built in storage cupboard over stairs.



BATHROOM/WC

A modern bathroom fitted with a wash hand basin, wc and panelled bath with mains shower over. PVC panelling to walls and ceiling, heated towel rail and extractor fan.



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EXTERNALLY

The rear of the property has a good size, enclosed rear garden with gated access to the side.

The front of the property has recently been updated to offer a double driveway for off street parking.



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 (Ofcom Broadband & Mobile Checker April 2024).

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

Planning Permission - There are two current active planning permissions for Kingswell For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked April 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 - 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: B Source gov.uk April 2024.

FLOOR PLAN

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

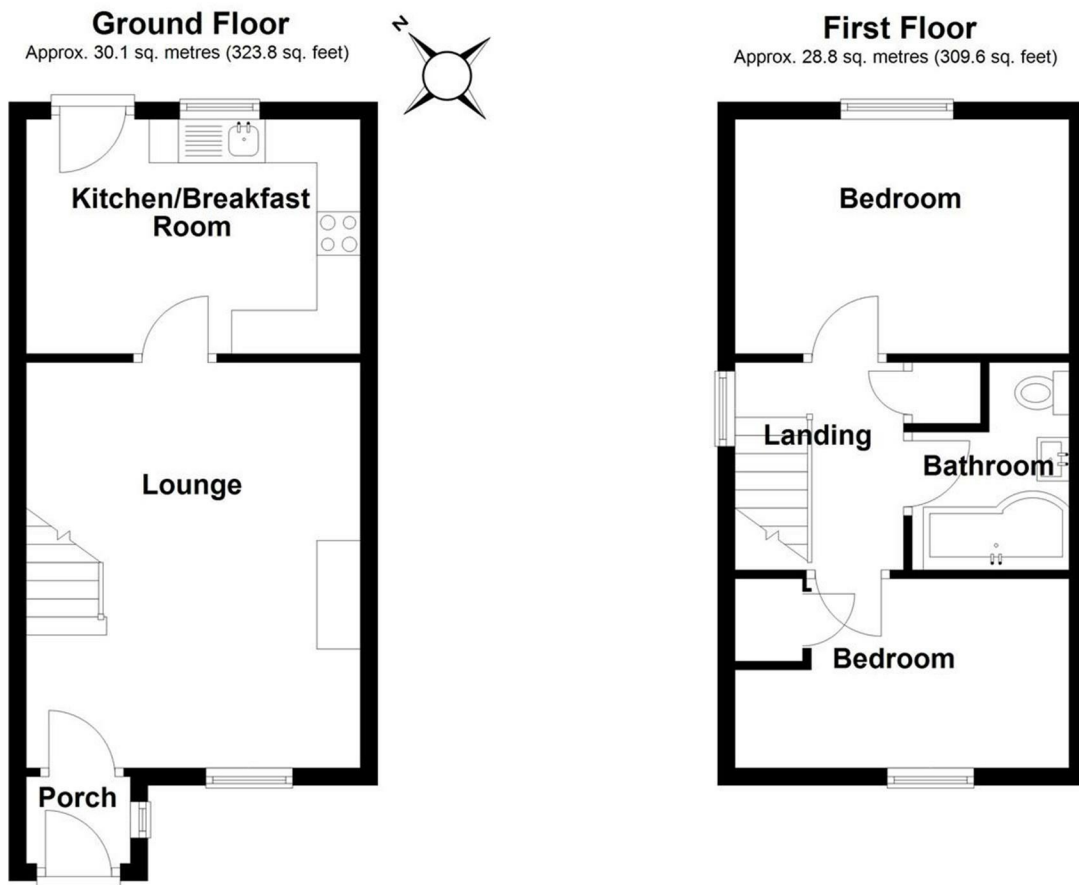
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GOOGLE MAPS - GENERAL NOTE

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



Ground Floor
Approx. 30.1 sq. metres (323.8 sq. feet)

First Floor
Approx. 28.8 sq. metres (309.6 sq. feet)

Total area: approx. 58.8 sq. metres (633.3 sq. feet)

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

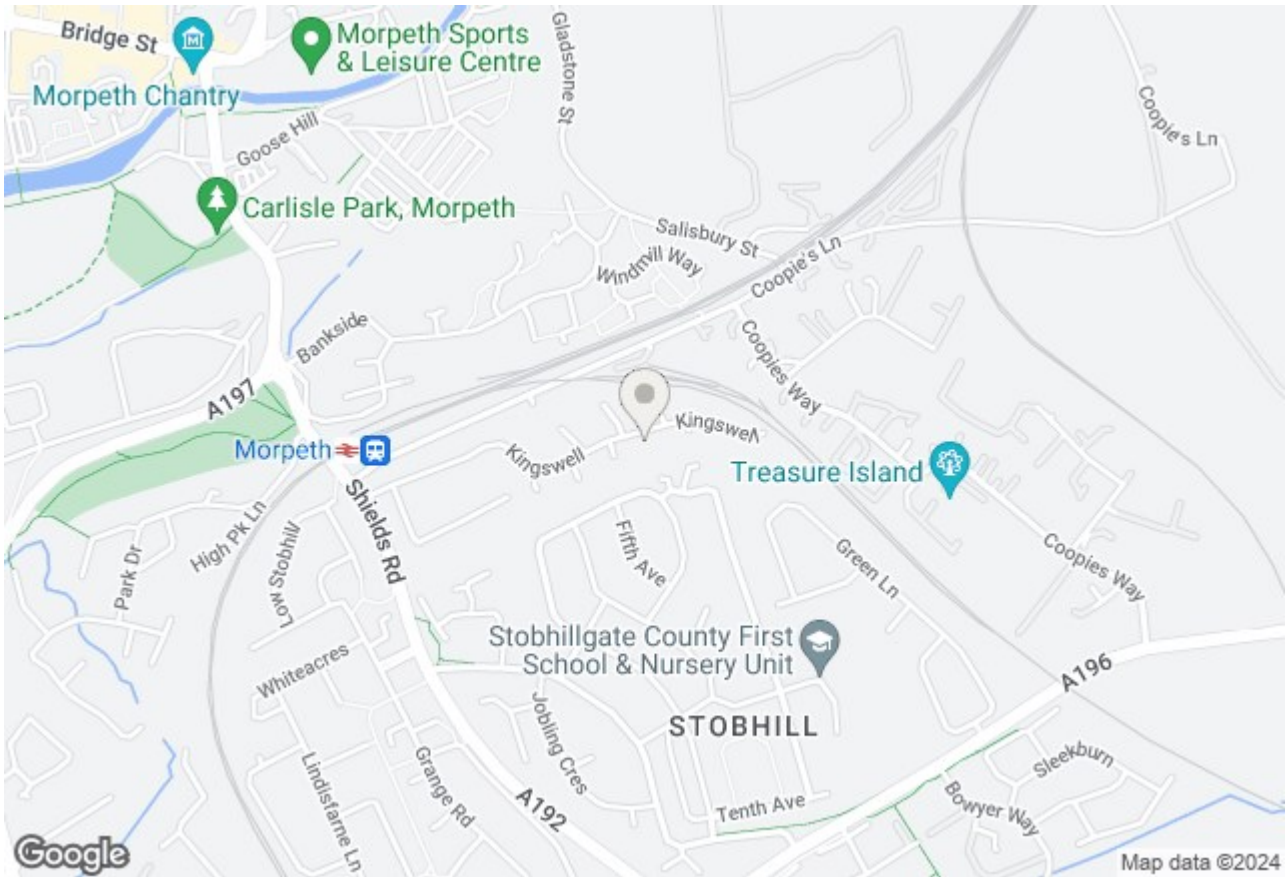
Kingswell

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(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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