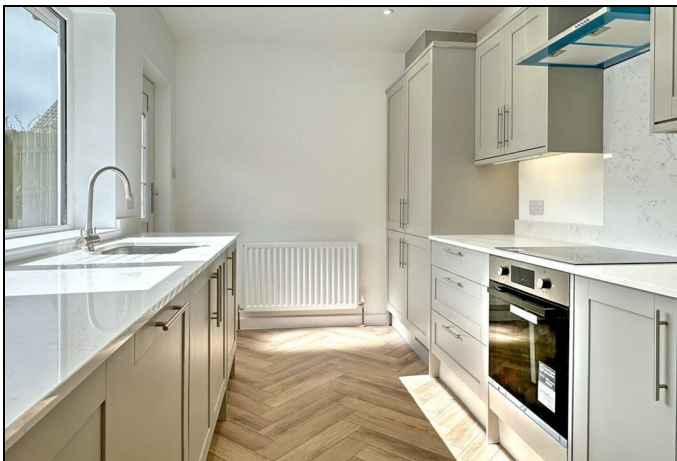


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**2 WOODMAN CLOSE MORPETH NE61 2RB**



- Semi Detached Bungalow
- Completely Renovated To A Very High Standard
- Excellent Sized Garden
- Council Tax Band: B
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Two Bedrooms
- Garage & Off Street Parking
- EPC: D
- Tenure: Freehold

**Offers Over £250,000**

## 2 WOODMAN CLOSE MORPETH NE61 2RB

A Comprehensively renovated, two bedroom semi detached bungalow situated on Woodman Close, Kirkhill, Morpeth. The property occupies a generous and relatively level site with a large driveway for ample off street parking a garage in a nearby block and a sizeable wrap around garden.

Internally the property has been refurbished to an excellent standard and has a new fitted kitchen with integrated appliances and silestone worktops, new bathroom suite, oak internal doors and has been decorated and re-carpeted throughout. The property also has UPVC double glazing and gas central heating via a combi boiler. Externally the garden is still to be completed with lawn.

Woodman Close is in a convenient location for access to the Town Centre and is also close to a bus stop for access to public transport. There are local amenities within the estate that include a post office, pharmacy and convenience store.

Viewing at the earliest opportunity is highly recommended to fully appreciate the accommodation on offer.

### ENTRANCE HALLWAY

Entrance door to the front leading to hallway with radiator and built in storage cupboard.

### LOUNGE

11'11" max x 12'9" (3.65 max x 3.91)

Overlooking the garden with a double glazed window, radiator and wall mounted, modern electric fire and luxury vinyl tile flooring.



### ADDITIONAL IMAGE

### KITCHEN

14'11" x 7'10" (4.55 x 2.41)

A fitted kitchen with a tasteful choice of wall and base units with silestone work surfaces, sink drainer unit with mixer tap and integrated appliances to include fridge freezer, dishwasher, washing machine and oven, hob and extractor hood. LED lighting, double glazed window to the rear, luxury vinyl tile flooring and external door leading to the rear patio area.



## 2 WOODMAN CLOSE MORPETH NE61 2RB

### ADDITIONAL IMAGE



### BEDROOM ONE

*11'1" x 14'9" max (3.38 x 4.5 max)*

A spacious bedroom with built in wardrobes with oak doors, double glazed window and radiator.



### ADDITIONAL IMAGE



## 2 WOODMAN CLOSE MORPETH NE61 2RB

### BEDROOM TWO

7'11" x 11'1" (2.43 x 3.38)

With double glazed windows to front and side and a radiator.



### BATHROOM

Newly fitted with a white suite comprising of a wc, wash hand basin in vanity unit and a p-shape bath with mains shower over. Double glazed window, heated towel rail and extractor fan. Tiling to both walls and floor.



### EXTERNALLY & PARKING

The garden is still to be completed due to adverse weather and will be finished with a lawn. There is a newly laid patio area to the rear and new fencing to the front and side.

The driveway has been block paved and accommodates multiple off street parking.

### 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.

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## 2 WOODMAN CLOSE MORPETH NE61 2RB

### 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 - No Information Available (Ofcom Broadband & Mobile Checker April 2024).

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

Planning Permission - There are no current active planning permissions for Woodman Close. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/search.do?action=simple#> 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.

### 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

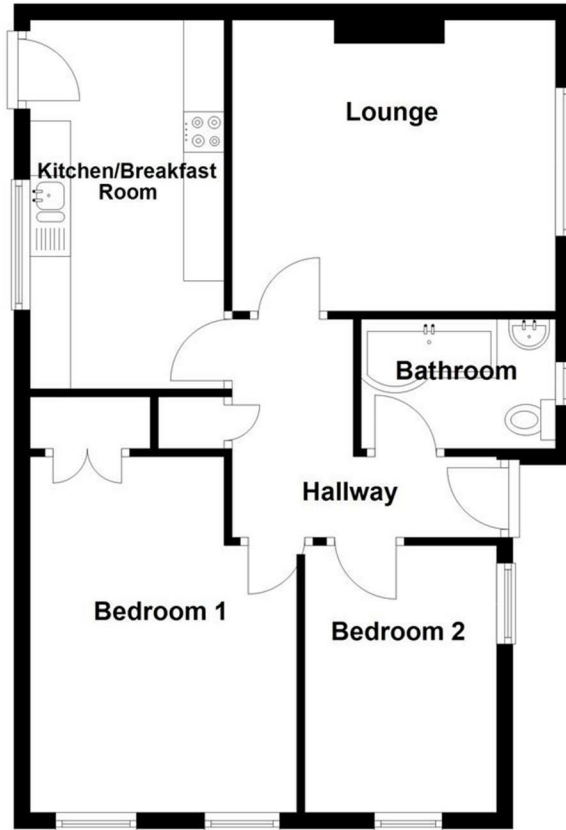
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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# 2 WOODMAN CLOSE MORPETH NE61 2RB

## Ground Floor

Approx. 60.4 sq. metres (650.6 sq. feet)




Total area: approx. 60.4 sq. metres (650.6 sq. feet)


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

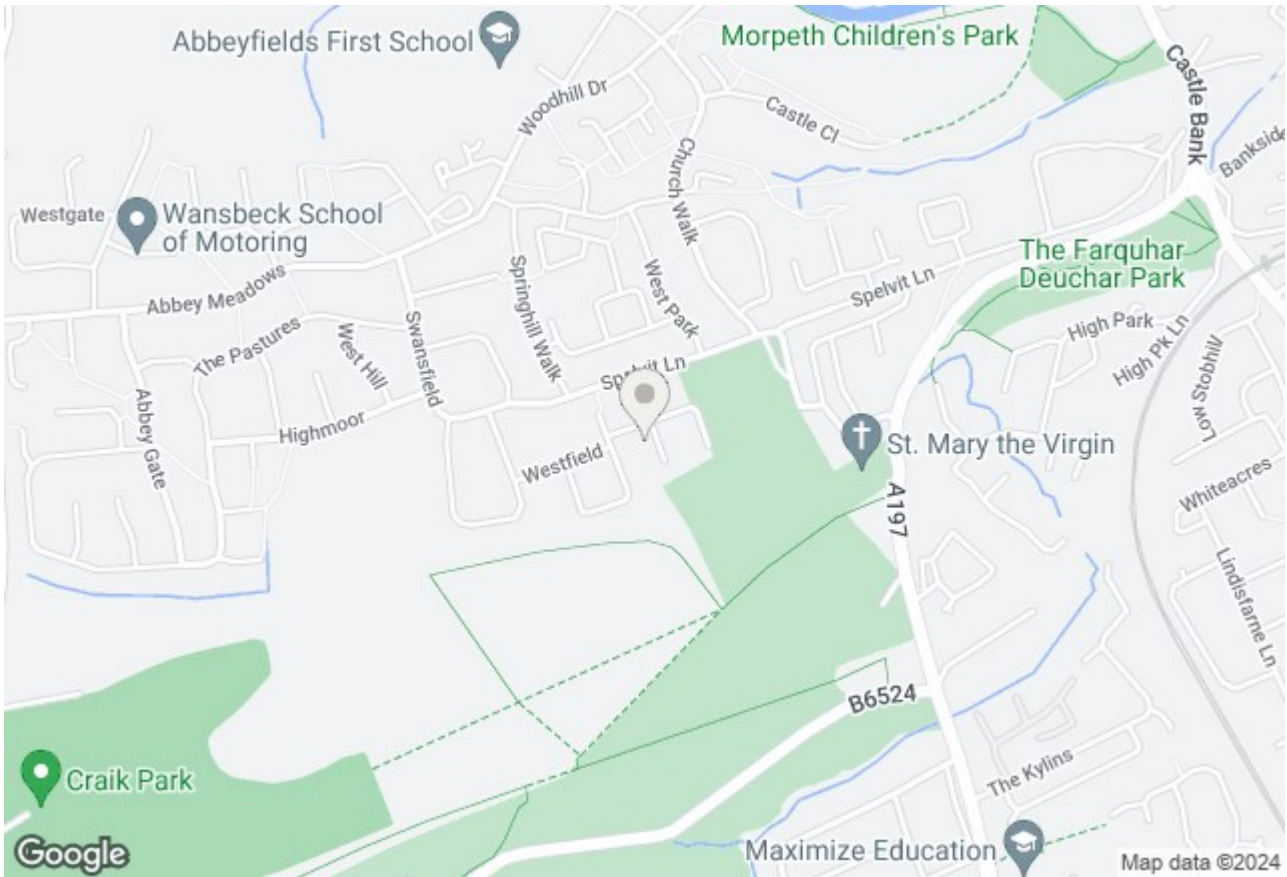
**Woodman Close**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 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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