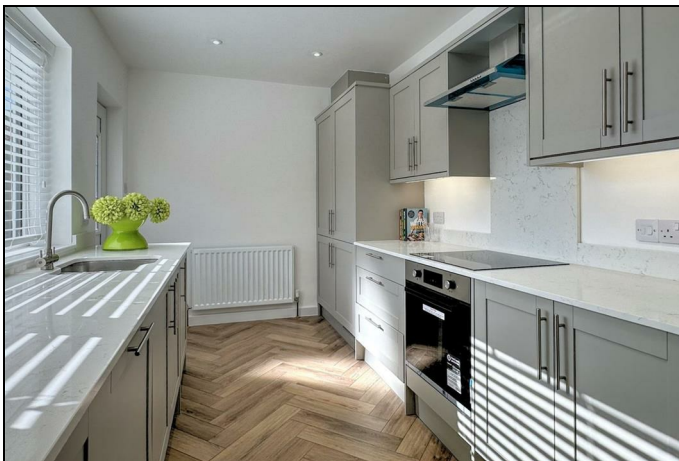


# RICKARD

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

**Price £239,950**

## 2 WOODMAN CLOSE MORPETH NE61 2RB

This beautifully presented two-bedroom semi-detached bungalow has been fully refurbished to the highest standards, offering a stylish and contemporary living space throughout. The property boasts a brand-new kitchen with sleek quartz worktops and integrated appliances. The newly fitted bathroom complements the modern aesthetic with quality finishes, while fresh carpets, décor, oak internal doors and blinds have been installed throughout.

The bungalow also benefits from being completely rewired, providing peace of mind and convenience for modern living, along with serviced gas central heating via a combi boiler.

Externally, the property offers ample off-street parking, with a nearby garage providing additional storage or parking options. The spacious garden is a blank canvas, ready to be landscaped according to your personal preferences, making it an ideal spot for outdoor relaxation or family gatherings.

This is a truly turnkey property in a sought-after location, perfect for those seeking a low-maintenance, contemporary home.

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 of generous proportions and has recently been turfed, along with a patio area to the rear of the kitchen. It provides a versatile space that could easily accommodate an extension to the property if required (subject to necessary planning and building consents). There is also an outside water point, lighting and electric point.

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



### ADDITIONAL IMAGE



## 2 WOODMAN CLOSE MORPETH NE61 2RB

### GARAGE

There is a single garage located in a nearby block. This provides a useful space for further parking and storage if required.



### 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 - 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.

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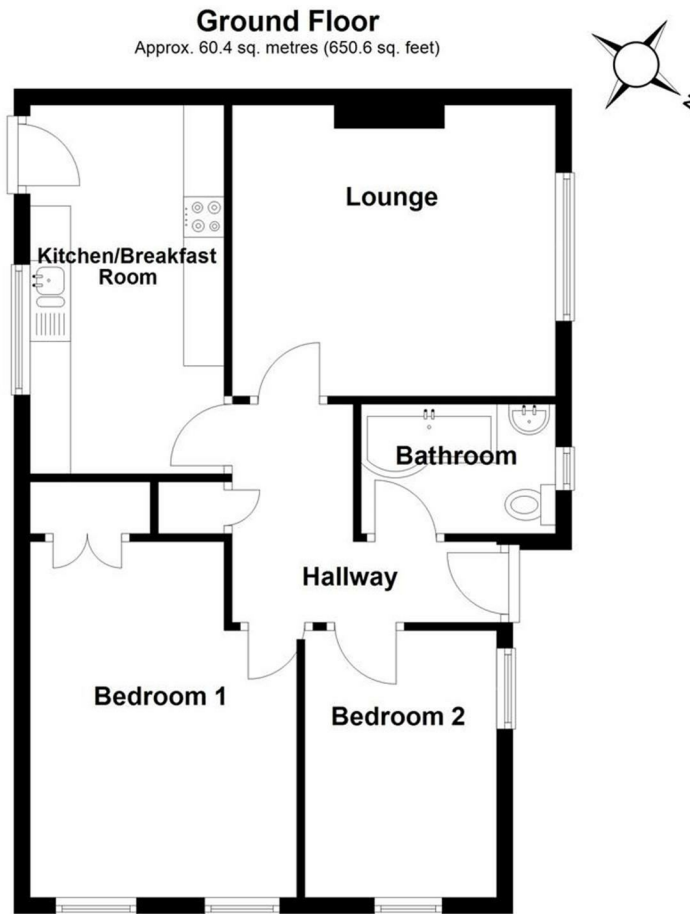
# 2 WOODMAN CLOSE MORPETH NE61 2RB

## 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




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.

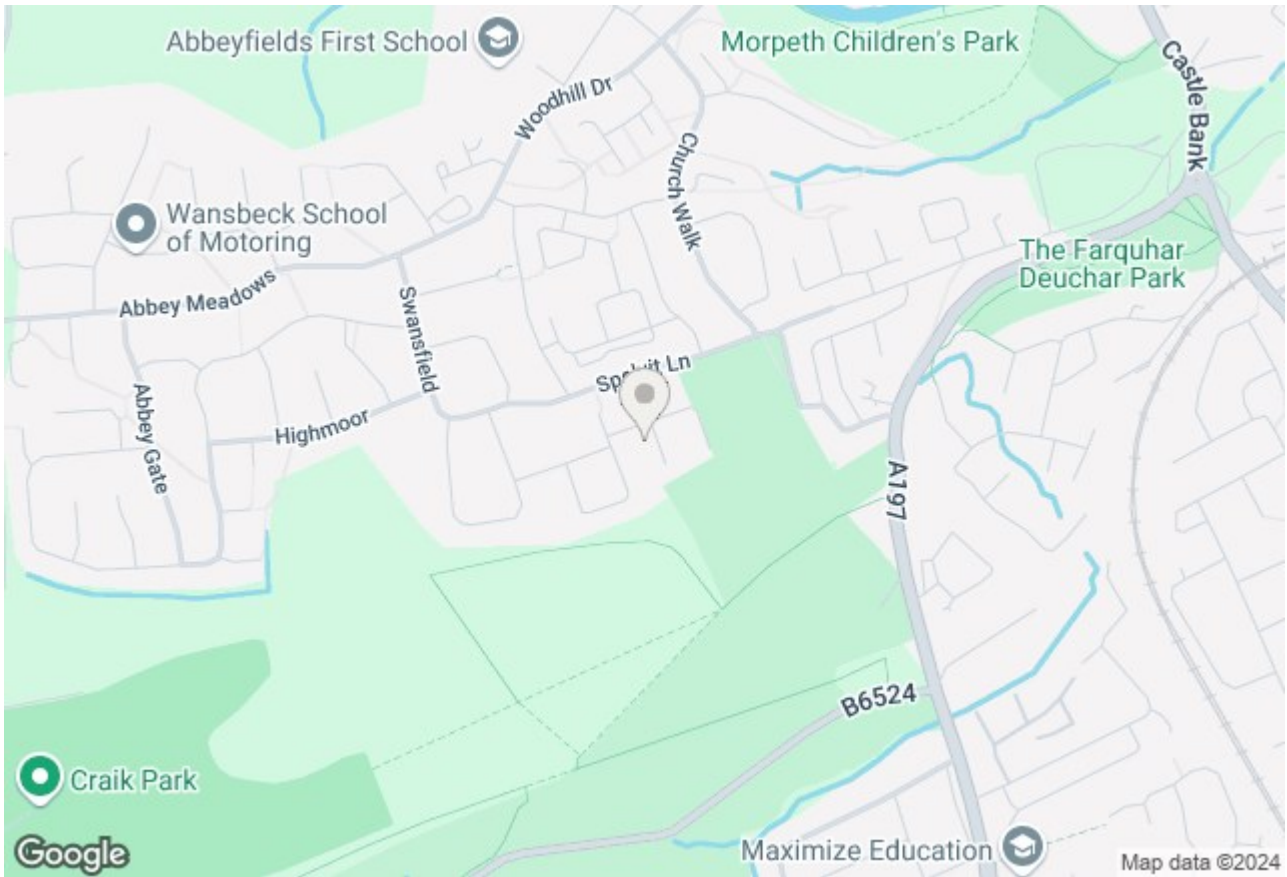
**Woodman Close**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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