

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 GORSEWAY MORPETH NE61 2XR



- Four Bedroom Detached House
- Open Plan Kitchen Diner
- Gardens, Drive & Garage
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- No Upper Chain
- Ensuite To Master Bedroom
- EPC: TBC
- Council Tax Band: D

Price £325,000

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A four bedroom, detached family home situated within a cul de sac location within Kirkhill. Available with the advantage of no further chain, the property offers spacious accommodation that has double glazing, gas central heating via a combi boiler and briefly comprises of:- Entrance porch, ground floor wc, hallway, lounge with double doors to a generous kitchen diner, conservatory and utility room. To the first floor there is a master bedroom with ensuite, three further bedrooms and bathroom/wc. Externally the property has gardens to the front and rear, driveway and garage.

Kirkhill is a very popular estate, especially with families, being within close proximity to Abbeyfields First School, local amenities within the estate including a pharmacy, local store and public transport into the Town Centre. Gorseway is a particularly appealing location, being a cul de sac and positioned towards the back of the estate and early viewing is highly recommended.

ENTRANCE PORCH

Entrance door to the side leading to a porch with open plan access to the hallway and access to the ground floor wc.

GROUND FLOOR WC

Fitted with a wc, wash hand basin and radiator.

HALLWAY

Stairs leading to the first floor, radiator.



LOUNGE

16'11" x 11'5" (5.17 x 3.49)

A good size main reception room to the front elevation with a double glazed window, radiator and double doors to the kitchen diner.



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KITCHEN DINER

24'4" x 10'1" (7.43 x 3.09)

A versatile and family friendly space with the dining area having patio doors to the conservatory and a radiator. The kitchen is fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated oven and hob with extractor hood. Double glazed window to the rear and door providing access to the utility room.



ADDITIONAL IMAGE



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CONSERVATORY

12'1" x 7'7" (3.7 x 2.33)

Double glazed with tilt and slide door providing access to the rear garden.



UTILITY ROOM

Double glazed window and external door to the rear, plumbing for washing machine and external door to the garage.

FIRST FLOOR LANDING

MASTER BEDROOM

15'9" x 8'11" (4.82 x 2.72)

Double glazed window to the front, radiator.



ENSUITE/WC

Fitted with a wc, wash hand basin and electric shower in cubicle. Double glazed window to rear, radiator.



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BEDROOM TWO

15'3" x 12'11" (4.65 x 3.96)

Double glazed window to the front, radiator and built in wardrobe.



BEDROOM THREE

13'1" x 8'8" (4 x 2.65)

Double glazed window to the rear, radiator.



BEDROOM FOUR

8'11" x 8'0" (2.73 x 2.45)

Measurement includes cupboard.

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

BATHROOM/WC

Fitted with a wc, wash hand basin, panelled bath and a separate shower in cubicle. Double glazed window, radiator.



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EXTERNALLY

The front of the property has a garden and driveway for off street parking and provides access to the garage. The rear has an enclosed garden with lawn and decking area.



ADDITIONAL IMAGE



GARAGE

Single integrated garage with up and over door, power and lighting and door to the utility room.

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 - excluding Ultrafast broadband .(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 no current active planning permissions for Gorseway. 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: D Source gov.uk April 2024.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

FLOOR PLAN

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

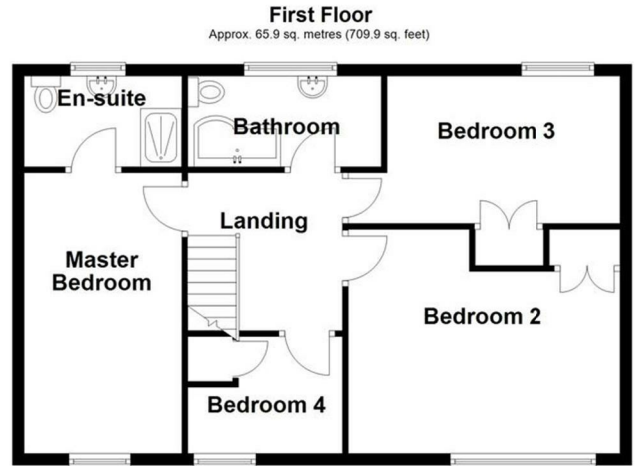
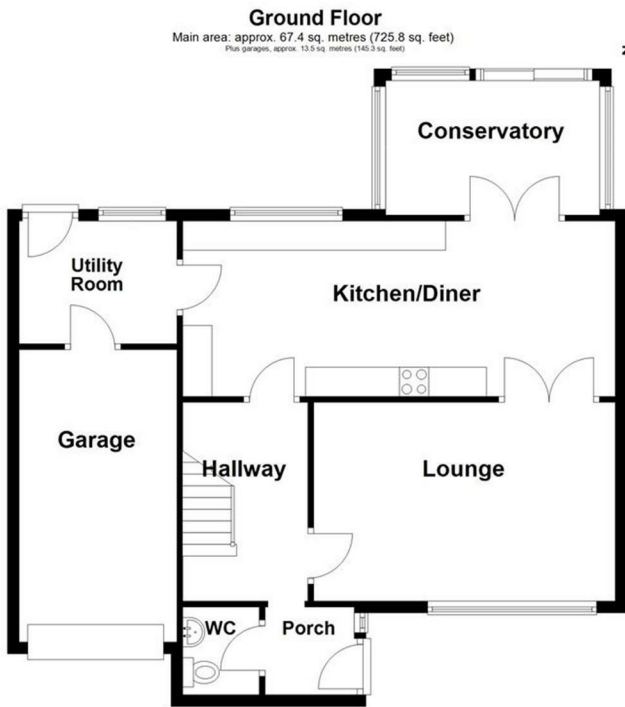
GOOGLE MAPS - GENERAL NOTE

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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Main area: Approx. 133.4 sq. metres (1435.6 sq. feet)

Plus garages, approx. 13.5 sq. metres (145.3 sq. feet)


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

Gorseway

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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