

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

3 THE SPINNEY MORPETH NE61 2UA



- Detached Family Home
- Two Reception Rooms & Conservatory
- Viewing Highly Recommended
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Five Bedrooms, One Ensuite
- Gardens, Garage & Parking
- EPC: E
- Council Tax Band: E

Price £295,000

3 THE SPINNEY MORPETH NE61 2UA

We welcome for sale this spacious family home occupying a generous site on a little known area of The Spinney within Stobhill Grange. Offering an appealing blend of space, potential, and location, this five-bedroom detached house comprises of:- An entrance hall, ground floor wc, L-shape lounge diner with double doors to the conservatory, and a kitchen and utility room to complete the ground floor. To the first floor there is a large master bedroom with ensuite shower room, four further bedrooms and a bathroom/wc. One of the standout features of this property is its large, mature gardens, wrapping around the front, rear and side of the property, along with a driveway for off street parking and a double garage.

While the property may require updating, it presents an excellent opportunity for you to put your own stamp on the house and refurbish it to individual requirements and having five bedrooms, there is ample space to work from home.

The Spinney is a small street toward the top of Stobhill Grange, it is well placed for convenient access to the Town Centre and Train Station and community shops are situated within the estate and a local Sainsburys positioned across the main road.

Viewing at the earliest opportunity is highly recommended.

ENTRANCE PORCH

Entrance door to front leading to the entrance hall.

HALLWAY

9'10" x 6'6" (3.00 x 2.00)

Providing access to the ground floor wc, radiator and built in storage cupboard.

GROUND FLOOR WC

Fitted with a wc and wash hand basin. Radiator.

LOUNGE

10'9" x 21'3" max (3.30 x 6.50 max)

The lounge is open plan to the dining room creating an open plan L-shape space. Double glazed picture window to the front, radiator and stairs to the first floor.



DINING ROOM

10'2" x 21'7" (3.10 x 6.60)

Double glazed window to the rear, radiator and double doors to the conservatory.



3 THE SPINNEY MORPETH NE61 2UA

CONSERVATORY

9'2" x 12'1" (2.80 x 3.70)

Accessed from the dining room. Double glazed windows overlooking the garden with external door, also to the garden.



KITCHEN

10'2" x 12'5" (3.10 x 3.80)

To the rear elevation, fitted with wall and base units and work tops, sink drainer unit with mixer tap. Double glazed window to the rear, radiator.



3 THE SPINNEY MORPETH NE61 2UA

UTILITY ROOM

6'7" x 10'2" (2.03 x 3.10)

Double glazed window to the rear, external door to the rear garden and door to garage.



FIRST FLOOR LANDING

Access to loft and built in storage cupboard.

BEDROOM ONE

16'9" x 15'8" (5.13 x 4.80)

Double glazed windows to the front and rear, radiator and fitted wardrobes.



ENSUITE

5'10" x 10'2" (1.80 x 3.10)

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



3 THE SPINNEY MORPETH NE61 2UA

BEDROOM TWO

3'3" x 12'10" (1.00 x 3.92)

Double glazed window to the rear, radiator, storage cupboard and fitted wardrobes.



BEDROOM THREE

10'9" x 8'8" (3.30 x 2.65)

Double glazed window to the front, radiator and fitted wardrobes.



BEDROOM FOUR

7'2" x 10'2" including wardrobe (2.19 x 3.10 including wardrobe)

Double glazed window to the front, radiator and fitted wardrobes.

BEDROOM FIVE

6'8" x 8'2" (2.04 x 2.51)

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

FAMILY BATHROOM/W.C.

5'2" x 8'1" (1.60 x 2.48)

Fitted with a wc, wash hand basin and panelled bath. Double glazed window to the rear and radiator.



3 THE SPINNEY MORPETH NE61 2UA

EXTERNALLY

The property is surrounded by well tended, established gardens, mainly lawned with borders and a patio to the rear.



ADDITIONAL IMAGE



3 THE SPINNEY MORPETH NE61 2UA

ADDITIONAL IMAGE



GARAGE

Integrated double garage with up and over door, power and lighting and door providing access 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.

3 THE SPINNEY MORPETH NE61 2UA

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 Superfast & Ultrafast broadband .(Ofcom Broadband & Mobile Checker April 2024).

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

Planning Permission - There are no current active planning permissions for The Spinney. 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. There is no information available on gov.uk April 2024.

Council Tax Band: E - 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.

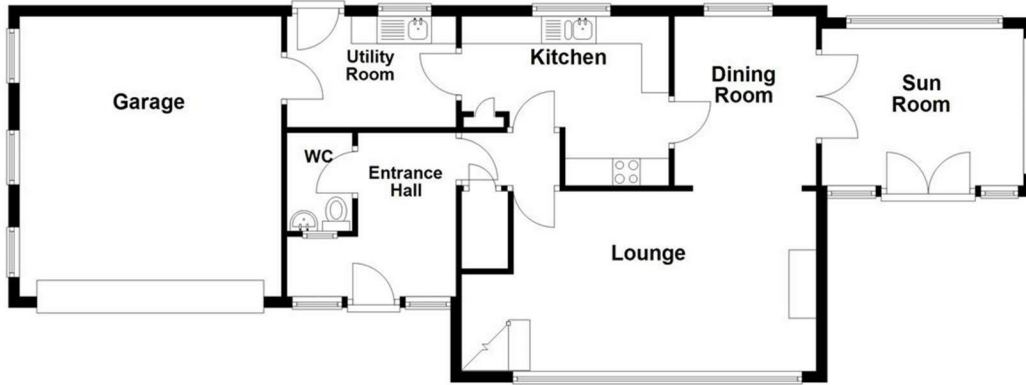
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

3 THE SPINNEY MORPETH NE61 2UA

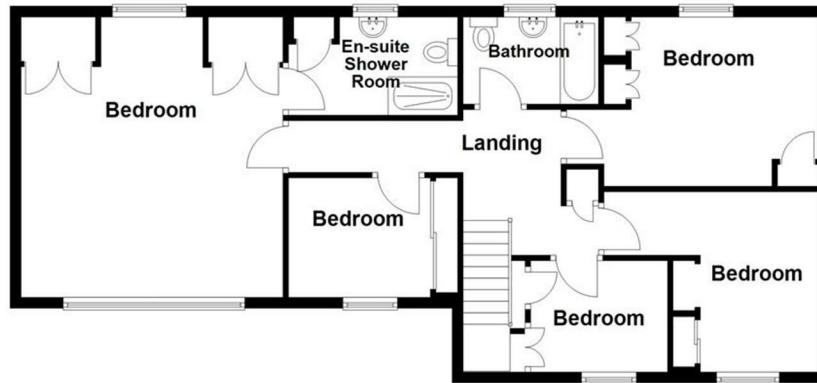
Ground Floor

Main area: approx. 69.0 sq. metres (742.9 sq. feet)
Plus garages, approx. 26.4 sq. metres (284.2 sq. feet)



First Floor

Approx. 83.4 sq. metres (897.6 sq. feet)




Main area: Approx. 152.4 sq. metres (1640.5 sq. feet)
Plus garages, approx. 26.4 sq. metres (284.2 sq. feet)


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

The Spinney

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	49	
(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	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com