

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

1 BUTCHERS LONNEN MORPETH NE61 1BT



- Town Centre Location
- Parking Space
- Double Glazed & Gas CH
- Council Tax Band: B
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Two Bedroom Terrace
- No Upper Chain
- EPC: C
- Tenure: Freehold

Price £170,000

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Butchers Lonnen, Morpeth - a charming location for this two-bedroom end of terrace house situated in a little known area within Morpeth Town Centre. The property comprises of an entrance porch, lounge, breakfasting kitchen, first floor landing, two bedrooms and bathroom/wc. Externally there is an open gravelled garden area to the front and an allocated parking space - a rarity within the Town Centre.

Situated along a quiet lane, just off Cottingwood Lane, this house offers a peaceful retreat while still being conveniently located near all the amenities Morpeth has to offer. The absence of an upper chain will also appeal to many potential purchasers.

We anticipate a high level of interest in this property and viewing at the earliest opportunity is highly recommended.

ENTRANCE PORCH

Entrance door to front and an inner door providing access to the lounge.

LOUNGE

13'9" x 13'3" max (4.21 x 4.06 max)

Double glazed window to the front, double glazed window to the rear, radiator and concealed stair case to the first floor with under stair cupboard, radiator.



ADDITIONAL IMAGE



BREAKFASTING KITCHEN

14'8" x 6'6" (4.49 x 1.99)

Fitted with wall and base units with roll top work surfaces and a sink drainer unit with mixer tap. Plumbing for washing machine and an electric and gas cooker point. Double glazed windows to both the front and rear and an external door to the rear.



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ADDITIONAL IMAGE



FIRST FLOOR LANDING

Double glazed window to the rear, access to the loft.

BEDROOM ONE

9'11" x 12'11" max (3.03 x 3.96 max)

Double glazed windows to both the front and rear, radiator.



ADDITIONAL IMAGE



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OUTLOOK FROM FIRST FLOOR



BEDROOM TWO

8'7" x 10'6" (2.63 x 3.21)

Double glazed window to the front, radiator.



BATHROOM/WC

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



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EXTERNALLY

The property has an open, gravelled garden area to the front. There is no garden to the rear but there is a walk way so that the property can be accessed from the rear.



VIEW OF LANE



PARKING

The property has an allocated parking space a little further along the lane.

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 May 2024).

Flood Risk - Rivers & Sea - Low Risk. Surface Water - High risk. Source gov.uk May 2024.

Planning Permission - There are no current active planning permissions for Butchers Lonnen. For more information please see -<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked May 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 May 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

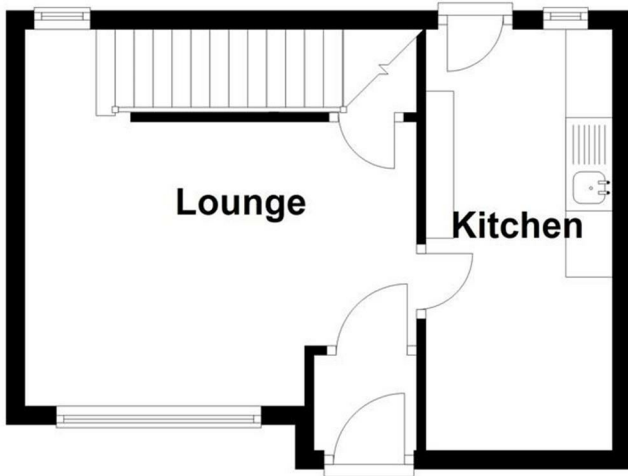
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Ground Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



Total area: approx. 55.8 sq. metres (600.1 sq. feet)

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

Butchers Lonnen

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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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