

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

18 STANTON DRIVE PEGSWOOD MORPETH NE61 6YW



- Three Bedroom Semi Detached
- Updated Kitchen
- Garage & Gardens
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- No Further Chain
- Open Plan Ground Floor
- EPC: D
- Council Tax Band: A

Price £175,000

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A recently refurbished, three bedroom, semi detached house located on Stanton Drive, Pegswood. Available with no further chain, the accommodation has been decorated and re-carpeted and briefly comprises:- Entrance porch, hallway, lounge with open plan access to the kitchen diner, the kitchen having recently been updated and as yet unused and a utility room to the ground floor. The first floor has three bedrooms, two doubles and one single, along with an updated shower room/wc

In addition, there is a garage, driveway and gardens to both the front and rear. the property also has double glazing and gas central heating via a combi boiler.

Located in a popular area that appeals to both first-time buyers and families, Stanton Drive is well placed for access to local amenities within Pegswood including a Doctors surgery, first school, Co-op local and good links to Morpeth Town Centre and the surrounding area by car or public transport.

ENTRANCE PORCH

Entrance door to front with double glazed windows to the front and side and an inner door to the hallway.

ENTRANCE HALL

Stairs leading to the first floor, radiator.

LOUNGE

12'8" x 12'9" (3.87m x 3.91m)

Double glazed window to the front, radiator and open plan access to the dining area.



DINING AREA

Open plan to the kitchen with double glazed patio doors to the rear garden and a radiator.



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ADDITIONAL IMAGE



KITCHEN

A recently fitted and as yet unused kitchen with fitted wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated oven, hob and extractor hood. Double glazed window to the rear, understair storage cupboard and door to the utility room.



ADDITIONAL IMAGE



UTILITY ROOM

Fitted with wall and base units, plumbing for washing machine, external door to the rear garden and door to the garage.

FIRST FLOOR LANDING

Double glazed window to the side and built in storage cupboard housing combi boiler.



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BEDROOM ONE

9'3" x 11'8" (2.82m x 3.58m)

Double glazed window to the front, radiator.



BEDROOM TWO

9'3" x 8'11" (2.82m x 2.73m)

Double glazed window to the rear and radiator.



BEDROOM THREE

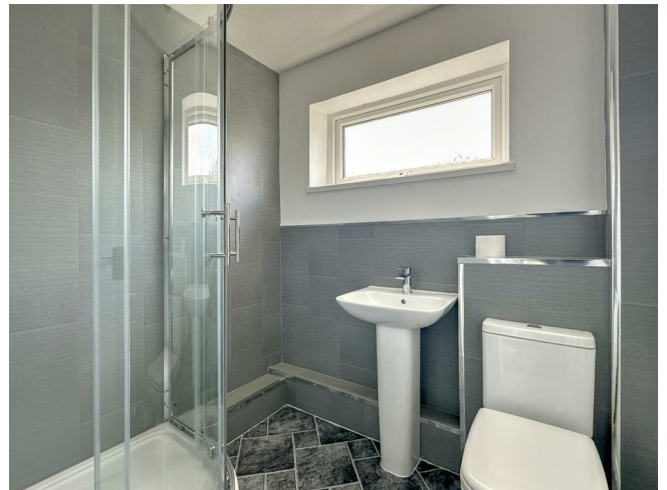
Double glazed window to the front, and a radiator.



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SHOWER ROOM/WC

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



EXTERNALLY

The front of the property has a driveway for off street parking and provides access to the garage. the rear of the property has an enclosed garden with patio and gravelled areas.

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 on Ofcom mobile and broadband checker. Checked May 2024.

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

Planning Permission - There are no current active planning permissions for Stanton Drive. 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: A Source gov.uk May 2024.

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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.

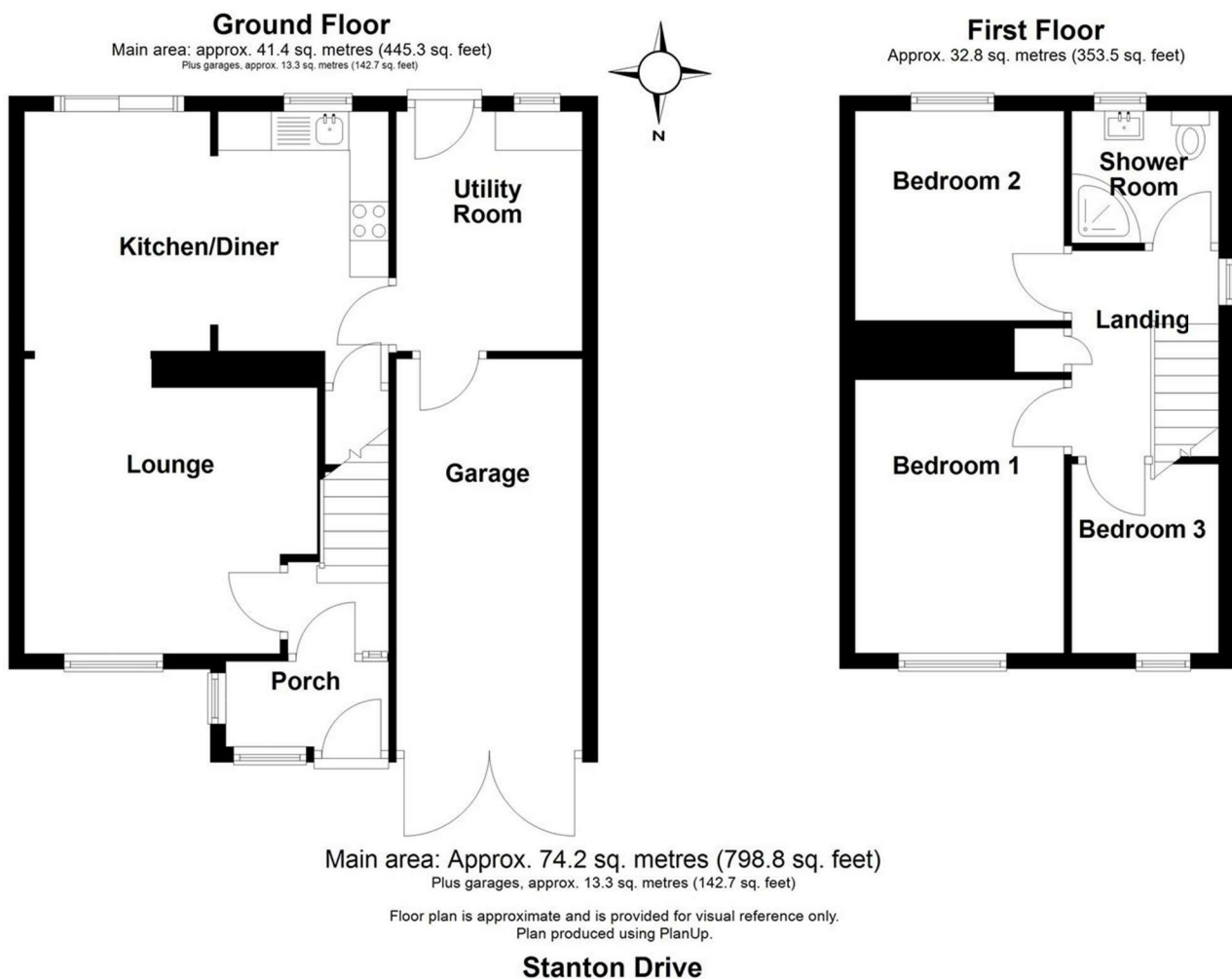
GOOGLE MAPS - GENERAL NOTE

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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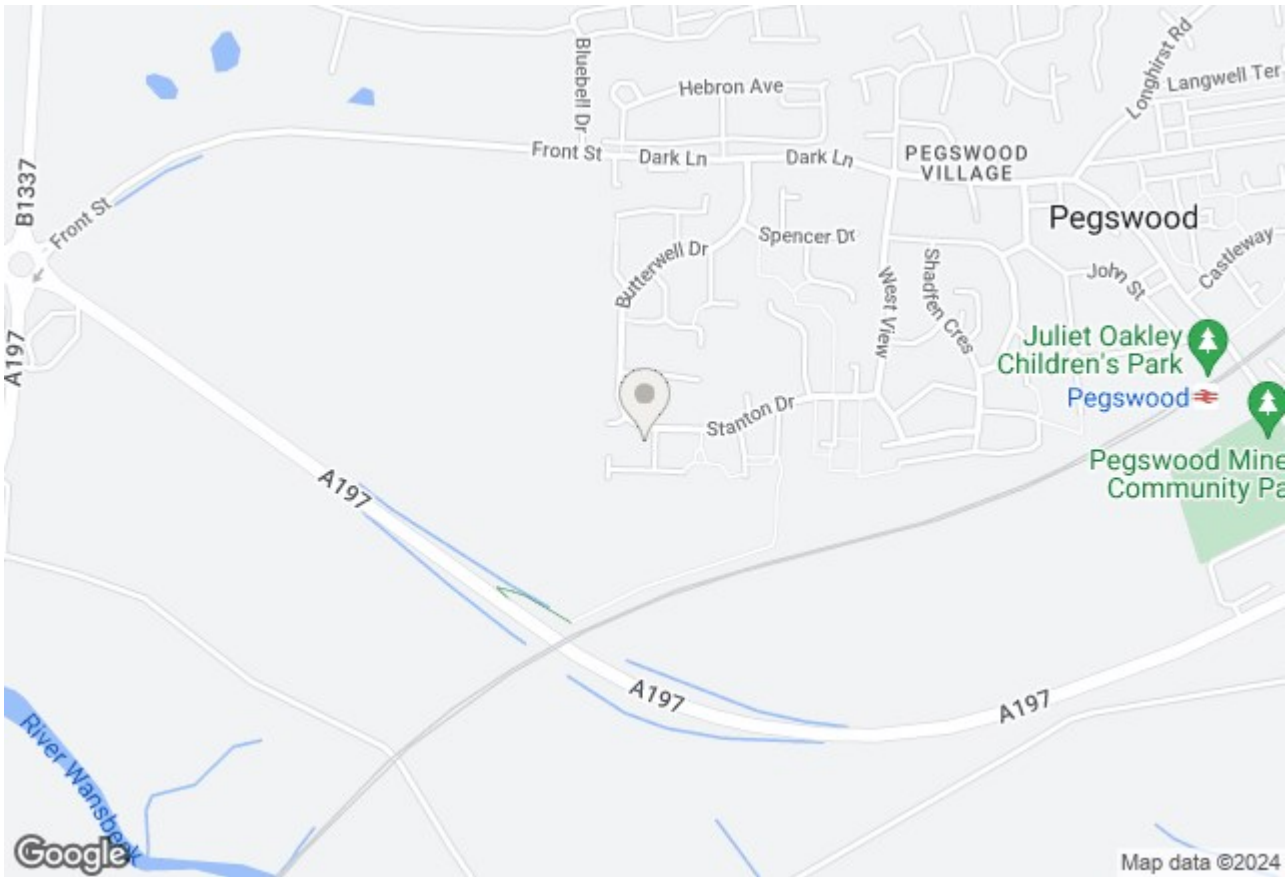


Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



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