

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

104 GREEN LANE MORPETH NE61 2HB



- Semi Detached Bungalow
- Updated Kitchen & Decor
- With Loft Conversion
- Council Tax Band: B
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Available With No Chain
- Gardens To Front & Rear
- EPC: D
- Tenure: Freehold

Offers Over £165,000

104 GREEN LANE MORPETH NE61 2HB

A two bedroom, semi detached bungalow with loft conversion situated on Green Lane, Morpeth. The property occupies a pleasant position overlooking a green with pedestrian only access. Green Lane is within convenient proximity to Morpeth and Train Station.

The accommodation has a tastefully updated interior and briefly comprises:- Entrance hall, lounge, kitchen, master bedroom, second bedroom/dining room and bathroom/wc. The loft has been converted and has a staircase leading from the second bedroom/dining room. It provides a versatile space that could be further utilised. Externally the property has gardens to the front and rear. The property does not have a garage or driveway but there are parking bays near by.

The property is available with no upper chain and will appeal to a range of purchasers, viewing is highly recommended.

ENTRANCE HALL

Entrance door to front leading to entrance hall with access to accommodation and a built in storage cupboard.

LOUNGE

10'11" max x 13'8" (3.33 max x 4.17)

Double glazed window to the front, radiator and decorative fireplace with gas fire and back boiler behind.



KITCHEN

10'10" x 8'7" (3.31 x 2.62)

Fitted with a modern range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and integrated oven and hob with extractor hood. Single glazed window and door to the rear.



CONSERVATORY

Lean to conservatory with timber framed glazing and external door to the garden.



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BEDROOM ONE

11'8" x 11'3" inc. wardrobes (3.57 x 3.45 inc. wardrobes)

Double glazed window to the front, radiator and fitted wardrobes (included within measurements).



DINING ROOM / BEDROOM TWO

10'10" x 8'10" (3.32 x 2.7)

Measurement includes staircase.

This room has been altered to accommodate the stairs to the first floor and a set of double glazed patio doors to the rear garden. Originally the second bedroom, it has been most recently used as a dining room.



BATHROOM/WC

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



FIRST FLOOR

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LOFT ROOM ONE

11'1" x 10'10" max (3.40 x 3.32 max)

Measurements include restricted head height.

Single glazed window to the side, velux type window to the front, built in storage to the remaining eaves and open plan access to the second room.



LOFT ROOM TWO

10'5" x 14'8" (3.18 x 4.48)

Velux type window to the rear, built in storage to the remainder of the eaves.



EXTERNALLY

The front of the property has a garden with lawn and looks on to a green. To the rear of the property is a good sized easy to maintain garden.



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OUTLOOK TO FRONT



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 - Available - including Ultrafast broadband .(Ofcom Broadband & Mobile Checker May 2024).

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

Planning Permission - There are four current active planning permissions for Green Lane. 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.

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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

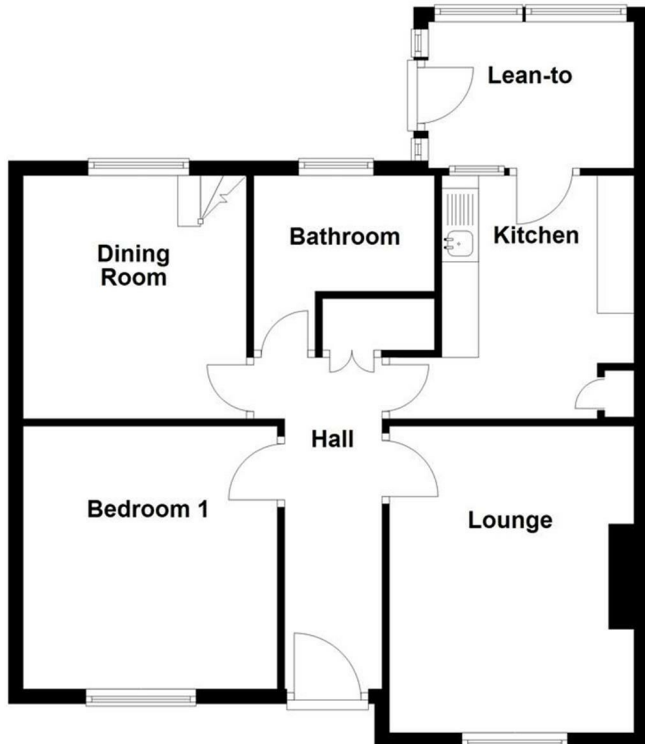
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

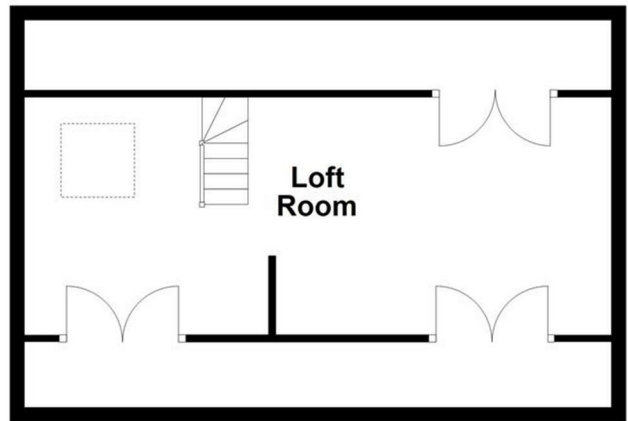
Ground Floor

Approx. 65.9 sq. metres (709.6 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



Total area: approx. 107.9 sq. metres (1161.9 sq. feet)

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

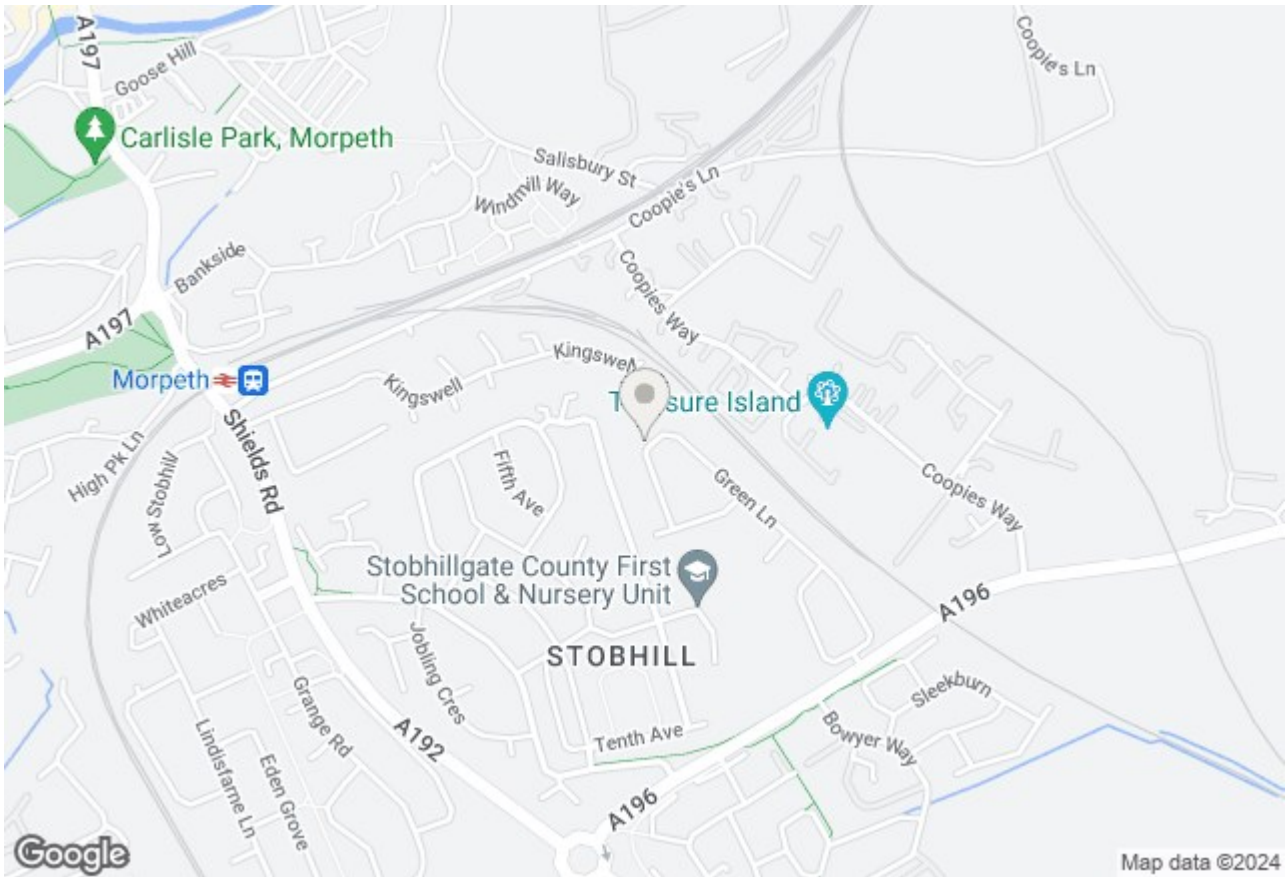
Green Lane

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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