

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

16 HOLLON STREET MORPETH NE61 1QX



- Semi Detached Family Home
- Town Centre Location
- Thinking Of Selling Contact Us Today
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

Hollon Street, Morpeth

Sold* Off The Market!

We Urgently Require More Properties Located With In The Town Centre, If You're Thinking Of Selling, Contact Us Today!



- Three Bedrooms
- We Urgently Require More Properties In This Area
- EPC: E
- Council Tax Band: C

Price £270,000

16 HOLLON STREET MORPETH NE61 1QX

Buyer demand for properties located within the town centre are in high demand, so much so we sold this one before it even got a chance to be advertised on the open market! If you're thinking of selling, contact us today to arrange your free valuation.

This charming semi-detached house located on the sought-after Hollon Street in Morpeth. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

Situated in Morpeth, a picturesque town known for its historic charm and vibrant community, this house provides the perfect blend of suburban tranquillity and modern convenience. With easy access to local amenities, schools, and transport links, this property offers both comfort and practicality.

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 - Low Risk. Surface Water - Very low risk. Source gov.uk May 2024.

Planning Permission - There are no current active planning permissions for Hollon Street. 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: C 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

GOOGLE MAPS - GENERAL NOTE

16 HOLLON STREET MORPETH NE61 1QX

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.

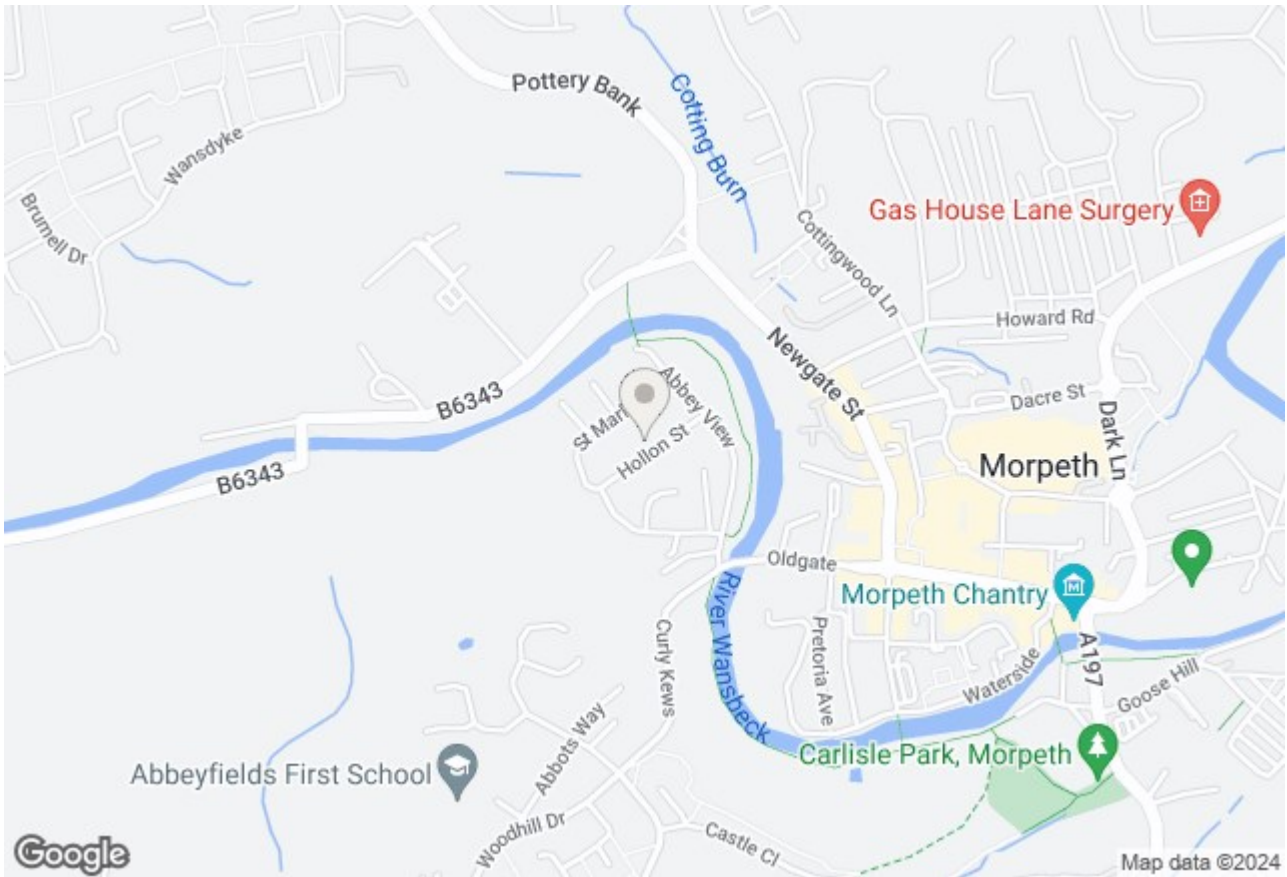


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(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

