

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

6 HIGH STOBHILL MORPETH NE61 2TT



- Detached Family Home
- Open Plan Lounge Diner
- Viewing Highly Recommended
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage
- Three Bedrooms
- Utility Room
- EPC: D
- Council Tax Band: D

**Price £300,000**

# 6 HIGH STOBHILL MORPETH NE61 2TT

Positioned in the sought-after cul de sac of High Stobhill, Morpeth, this detached house offers an exciting blend of space and potential with the accommodation comprising of an entrance hall, lounge diner, kitchen, utility room and to the first floor, three bedrooms and a bathroom with separate wc. Outside, there are well established gardens to the front and rear along with a driveway and garage.

The house presents an opportunity to tailor the space to your specific needs with the possibility of extending (subject to necessary planning and building regulations consent), and is available with the advantage of no upper chain.

Conveniently located for local shops on the estate, the property is also within convenient proximity to Morpeth Train Station and Town Centre with an excellent range of amenities. The open outlook to the front of the house provides a sense of openness and light.

Don't miss out on the opportunity to transform this property into your dream home in this sought after location.

## ENTRANCE HALLWAY

Entrance door to front with stairs leading to the first floor, radiator and under stair storage cupboard.

## LOUNGE DINER

16'11" x 21'10" (5.16 x 6.67)

Maximum measurements 3.67 is the narrowest measurement for the Dining area width.

An excellent sized open plan lounge diner with a double glazed window to the front, gas fire in decorative surround, radiator, and sliding patio doors to the rear gardens



## OUTLOOK TO FRONT



## 6 HIGH STOBHILL MORPETH NE61 2TT

### KITCHEN

9'10" x 11'10" (3.01 x 3.62)

With a double glazed window over looking the rear garden, fitted with a range of wall and base units with coordinating roll top work surfaces, sink drainer unit with mixer tap and integrated appliances including hob, and double oven, and plumbing for a slimline dishwasher.



### UTILITY ROOM

With an external door to the rear garden, fitted with wall and base units with wooden work surfaces, tiled floor and door to the garage.



### FIRST FLOOR

#### FIRST FLOOR LANDING

With a double glazed window to the side, loft access and doors leading to...

#### BEDROOM ONE

10'11" x 15'1" (3.34 x 4.62)

With a double glazed window to the front, radiator and two fitted wardrobes.



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### BEDROOM TWO

10'11" x 15'1" (3.34 x 4.62)

With a double glazed window to the rear, radiator, and fitted wardrobes.



### BEDROOM THREE

7'10" x 8'11" maximum measurements (2.41 x 2.73 maximum measurements)

With a double glazed window to the front, radiator and fitted cupboard over the stairs.



### FAMILY BATHROOM

With a double glazed window to the rear, fitted with a wash hand basin in a vanity unit, panelled bath with electric shower over, radiator and cupboard housing the Worcester Bosch combi boiler.



### SEPARATE W.C.

With a double glazed window to the rear, and a low level W.C.

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## EXTERNALLY

To the rear there is a beautifully maintained garden, mainly lawned with established borders, shrubs and patio area. The front of the property has a further garden with lawn and planted borders, along with a driveway for off street parking and access to the garage.



## GARAGE

Single garage with powered roller door, power and lighting and door to 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.

## 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. Mobile Signal - available but limited. (Ofcom Broadband & Mobile Checker May 2024).

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

Planning Permission - There are no current active planning permissions for High Stobhill. 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: D Source gov.uk May 2024.

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# 6 HIGH STOBHILL MORPETH NE61 2TT

## 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.

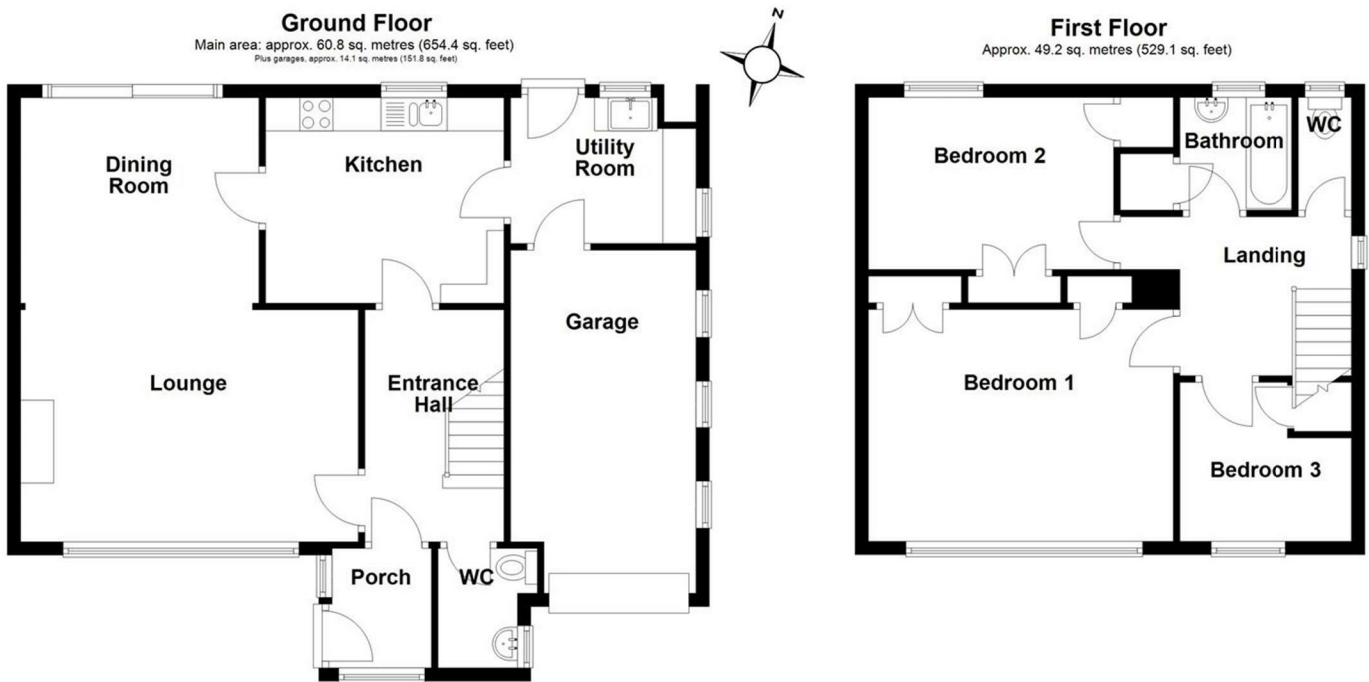
## GOOGLE MAPS - GENERAL NOTE

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

20E24AOCH



**Ground Floor**  
Main area: approx. 60.8 sq. metres (654.4 sq. feet)  
Plus garages, approx. 14.1 sq. metres (151.8 sq. feet)

**First Floor**  
Approx. 49.2 sq. metres (529.1 sq. feet)

Main area: Approx. 110.0 sq. metres (1183.6 sq. feet)  
Plus garages, approx. 14.1 sq. metres (151.8 sq. feet)

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

**High Stobhill**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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



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