

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

10 CALLALY CLOSE PEGSWOOD MORPETH NE61 6XL



- Extended Semi Detached
- Open Plan Kitchen Diner
- Available With No Upper Chain
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Two Double Bedrooms
- Conservatory
- EPC: D
- Council Tax Band: A

Price £135,000

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Welcome to Callaly Close, Pegswood, - an extended two bedroom, semi-detached house. This property boasts two spacious double bedrooms, perfect for a small family or first time purchaser in addition to a conservatory and extended kitchen diner.

Outside, the driveway offers convenient off-street parking for two cars. To the rear there is a well maintained garden that is not directly overlooked.

Pegswood offers a range of local amenities including local co-op, community shops, a first school, doctors surgery and excellent transport links, including a limited rail service. Located just 3 miles from the popular town of Morpeth, you also have easy access to a range of town centre amenities including further rail links, shopping, health and leisure facilities and a range of cafes, bars and restaurants.

The property is equipped with double glazing and gas central heating via a combi boiler, providing a comfortable, ready to move in to home. Don't miss out on the opportunity to make this lovely house your new home - book a viewing today!

ENTRANCE HALLWAY

Entrance door and double glazed window to the front.

LOUNGE

13'9" x 11'7" (4.2 x 3.54)

Measurements include stairs.

With a double glazed bow window to the front, electric fire in surround, radiator and stairs to the first floor.



ADDITIONAL IMAGE



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KITCHEN

11'7" x 8'2" (3.55 x 2.5)

Fitted with wall and base units with coordinating work surfaces, one and a half sink drainer unit with mixer tap, plumbing for washing machine, and a tiled floor. Double glazed window to the rear, open plan to dining area.



ADDITIONAL IMAGE



DINING AREA

9'8" x 11'7" (2.96 x 3.55)

With double glazed French doors to the conservatory, a radiator and double glazed french doors to the front.



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CONSERVATORY

10'4" x 9'2" (3.16 x 2.8)

With double glazed windows to the rear and double glazed French doors to the garden, with laminate flooring.



FIRST FLOOR LANDING

Doors leading to the bedrooms and bathroom.

BEDROOM ONE

10'4" x 16'1" (3.17 x 4.91)

An extended double bedroom with a double glazed window to the front and two double glazed windows to the rear, radiator.



ADDITIONAL IMAGE



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BEDROOM TWO

8'5" x 11'10" (2.59 x 3.61)

A further double bedroom with double glazed window to the front, radiator and fitted cupboards over the stairs. Access to the loft.



FAMILY BATHROOM/W.C.

With a double glazed window to the rear, pedestal wash hand basin, paneled bath with electric shower over, and a tiled floor.



EXTERNALLY

The rear of the property has a well maintained, enclosed garden with patio and lawn. There is a further, smaller garden to the front with a patio area, this can be accessed from the French doors in the dining room.

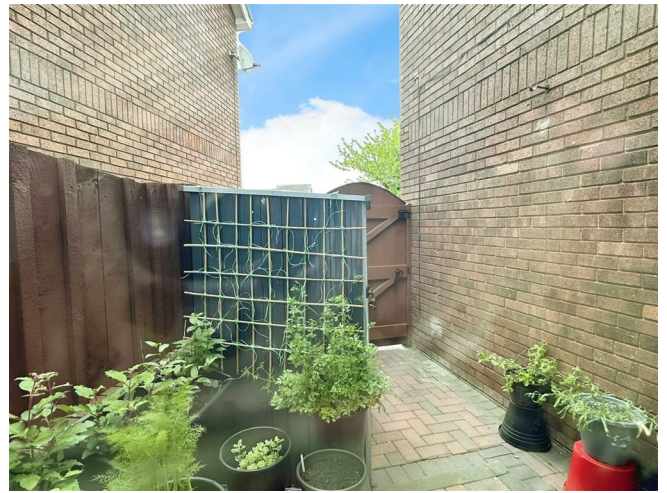
ADDITIONAL IMAGE



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PARKING

The front of the property has a block paved driveway providing parking for two cars.



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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 - excluding Ultrafast broadband. Mobile Signal - available but limited with some providers. (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 no current active planning permissions for Callaly Close. 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.

PREVIOUS MARKETING HISTORY

The property is being remarketed due to a previous purchaser withdrawing their offer in October 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

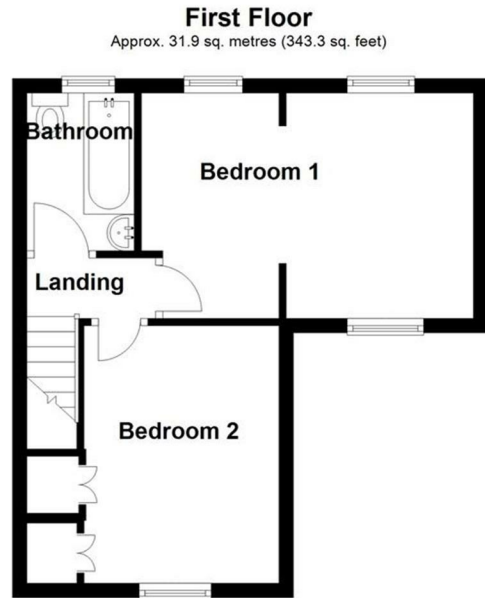
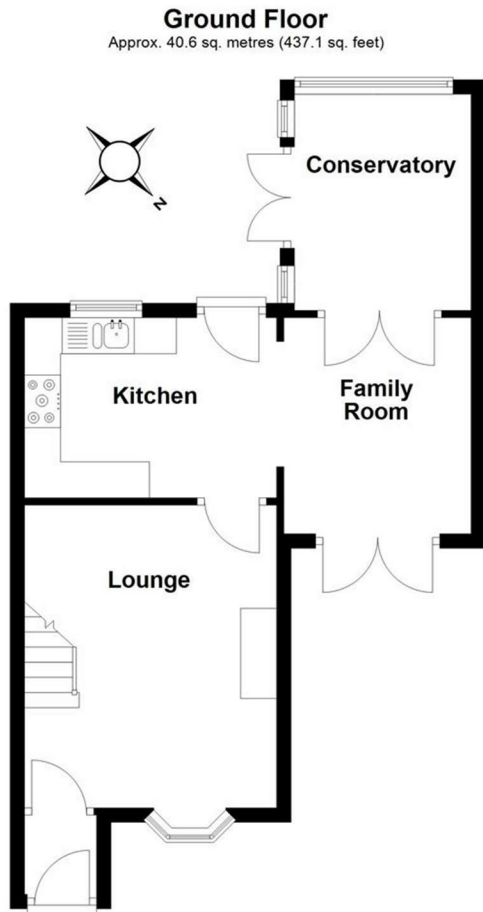
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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31E24CHCH.1



Total area: approx. 72.5 sq. metres (780.4 sq. feet)

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

Callaly Close

Energy Efficiency Rating

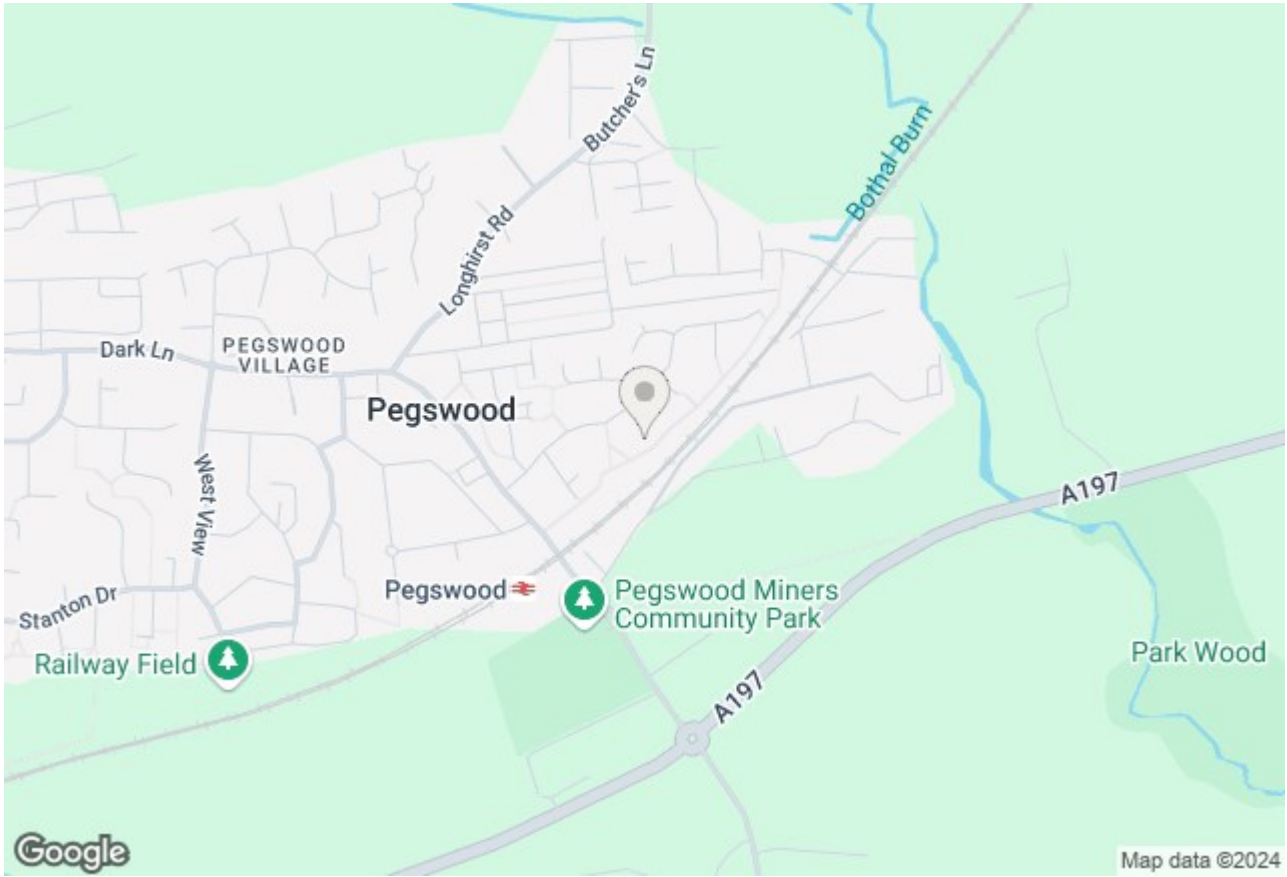
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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