

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

5 THE AVENUE LOANSDEAN MORPETH NE61 2DG



- Three Bedroom Semi Detached
- No Further Chain
- Established Gardens
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Sought After Location
- Two Open Plan Reception Rooms
- EPC: TBC
- Council Tax Band: D

Price £380,000

5 THE AVENUE LOANSDEAN MORPETH NE61 2DG

Welcome to this charming semi-detached house located on The Avenue in Loansdean, a much sought after area within Morpeth. The property offers good size accommodation, perfect for families and has been sympathetically updated over the years to retain many of its traditional features whilst providing a practical family home.

The accommodation briefly comprises of:- Entrance porch leading to a welcoming entrance hall with panelling to the walls and staircase. Beyond this there is an open plan lounge and dining room, a conservatory, a kitchen with breakfasting area and a utility room (converted from the garage) to the ground floor. To the first floor there are two generous double bedrooms, a third bedroom and large family bathroom/wc. Externally the property has well established gardens, a driveway for off street parking and the remainder of the garage as a useful storage space.

Conveniently situated for amenities, Loansdean is within good proximity to the A1 for commuting both North and South with Newcastle City Centre and Airport only 14 miles away. Within Morpeth Town Centre there is a Train Station serving the East Coast Mainline with direct trains to London and Edinburgh, a full range of Town Centre amenities including High Street and Local retailers, schooling across all ages, health and leisure facilities and a wide range of cafes, bars and restaurants.

ENTRANCE PORCH

Double glazed windows and an external double glazed door to the side. Inner door leading to the entrance hall.

ENTRANCE HALL

A spacious and welcoming hallway with panelling to the walls and staircase with an understair cupboard and radiator.



DINING ROOM

16'10" into bay x 12'5" max (5.14 into bay x 3.8 max)
Measurements taken into bay window and alcoves.

A double glazed bay window to the front, radiator and open plan access to the lounge.



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LOUNGE

15'10" x 12'4" max (4.84 x 3.78 max)

Measurements taken into bay.

Open plan access from the dining room with a gas fire in decorative surround, radiator and single glazed door leading to the conservatory.



ADDITIONAL IMAGE



CONSERVATORY

10'9" x 11'4" (3.29 x 3.47)

Double glazed windows and door leading to the rear garden, wood flooring and two radiators.



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BREAKFASTING KITCHEN

10'5" x 9'5" (3.2 x 2.88)

Fitted with a range of wall and base units with work tops, 1.5 sink drainer unit with mixer tap and an integrated oven, hob and extractor hood along with plumbing for a dishwasher. Double glazed window to rear, radiator and open plan access to the breakfast area.



ADDITIONAL IMAGE



BREAKFAST AREA

7'9" x 9'3" (2.37 x 2.84)

Open plan from the kitchen with double glazed french doors to the garden, radiator and door to the utility room.



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UTILITY ROOM

Formerly part of the garage, the utility room comprises of fitted wall and base units with work tops, plumbing for washing machine, a wall mounted combi boiler and a door to the remaining garage area.



FIRST FLOOR LANDING

Double glazed window to the side and access to the loft. The loft has a pull down ladder, lighting and has been insulated and partially boarded.



BEDROOM ONE

15'11" into bay x 11'9" max (4.87 into bay x 3.59 max)
Measurements taken into bay and alcoves.

Double glazed bay window to the front, radiator.



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BEDROOM TWO

12'1" max x 13'10" (3.69 max x 4.23)

Measurement taken into alcove.

Double glazed window to the rear, radiator and fireplace.



BEDROOM THREE

9'3" into bay x 8'0" (2.82 into bay x 2.45)

Measurement taken into bay window.

Double glazed bay window to the front, radiator.



BATHROOM/WC

A large family bathroom with two wash hand basins in vanity unit, jacuzzi style bath, mains shower in cubicle and wc. Double glazed windows to the rear and a heated towel rail.



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ADDITIONAL IMAGE



EXTERNALLY

The rear of the property has well established gardens with a variety of planted, gravel and patio areas along with a small pond.

the front of the property has a further garden with driveway for off street parking and access to the remainder of the garage.



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



GARAGE

The rear of the garage has been converted for use as the utility room and is therefore no longer suitable to park a vehicle. However, the front of the garage still provides a useful storage space with up and over door, power and lighting.

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.

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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 and Superfast broadband. Mobile signal is limited with the majority of providers. (Ofcom Broadband & Mobile Checker August 2024).

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

Planning Permission - There is currently one active planning permissions for Bowyer Way. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked August 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 August 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

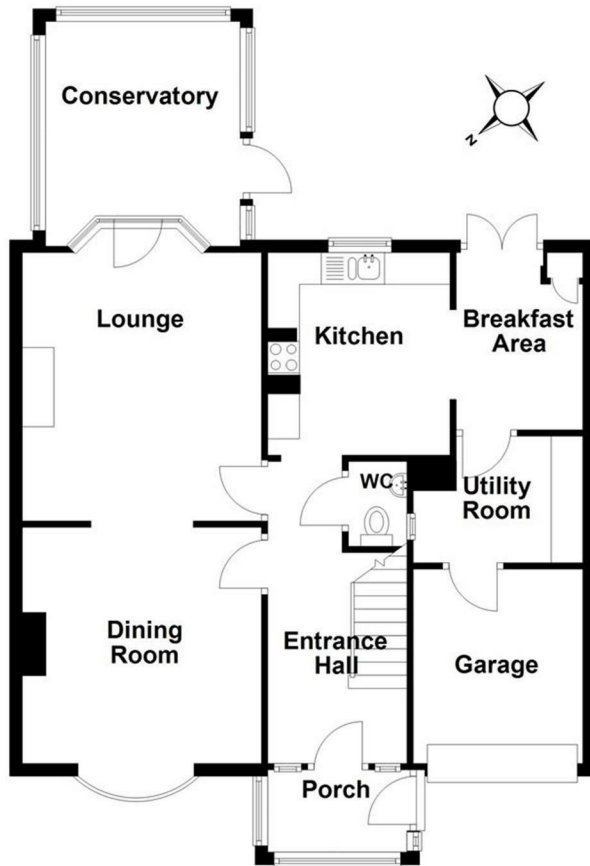
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

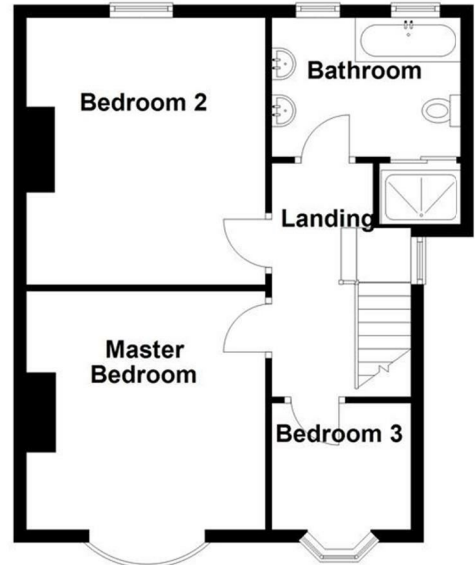
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Ground Floor



First Floor



Main area: Approx. 129.6 sq. metres (1394.9 sq. feet)
Plus garages, approx. 8.2 sq. metres (88.6 sq. feet)

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

The Avenue, Loansdean

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	

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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