

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**5 SHAFTSBURY CLOSE ST. GEORGES WOOD MORPETH NE61 2GJ**



- Three Bedroom Detached
- Ensuite To Master Bedroom
- Well Placed For Amenities
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Open Plan Kitchen Diner
- Garage & Driveway
- EPC: B
- Council Tax Band: D

**Price £350,000**

# 5 SHAFTSBURY CLOSE ST. GEORGES WOOD MORPETH NE61 2GJ

Welcome to Shaftsbury Close, St. Georges Wood, Morpeth - a charming location that could be the setting for your new home! This detached house is of a different design to most on the development and boasts an entrance hall with storage cupboards, kitchen diner with french doors to the rear garden, a separate lounge with french doors to the rear garden and to the first floor there are three bedrooms, including an ensuite to the master and a family bathroom/wc. Outside, the property has a good size, enclosed rear garden offering a good degree of privacy, to the front there is an easily maintained gravelled garden.

Located on the periphery of St. Georges Wood, a popular development by Linden Homes, the property is close to local amenities. within the Town Centre and has excellent transport links to the surrounding area. Viewing is highly recommended to fully appreciate this property.

## ENTRANCE HALL

Entrance door to the front leading to a welcoming hallway with built in storage cupboard, radiator and stairs leading to the first floor with further under stair storage.

## GROUND FLOOR WC

Fitted with a wc and wash hand basin. Double glazed window to the front, radiator and extractor fan.

## LOUNGE

10'10" x 16'2" (3.32 x 4.93)

Double glazed window to the front, double glazed french doors to the rear garden and a radiator.



## ADDITIONAL IMAGE



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## KITCHEN DINER

8'9" x 15'3" (2.67 x 4.66)

A bright open plan space with the kitchen area being fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated oven, hob and extractor hood, fridge freezer, washing machine and dishwasher and a double glazed window to the front. The dining area has double glazed french doors to the rear garden and a radiator.



## ADDITIONAL IMAGE

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## FIRST FLOOR LANDING

## MASTER BEDROOM

10'4" x 11'0" (3.15 x 3.36)

Maximum Dimensions

Double glazed window to the rear and a radiator.



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## ENSUITE

Fitted with a wc, wash hand basin and mains shower in cubicle.  
Double glazed window to front, heated towel rail and extractor fan.



## BEDROOM TWO

12'0" + recess x 8'0" (3.66 + recess x 2.46)

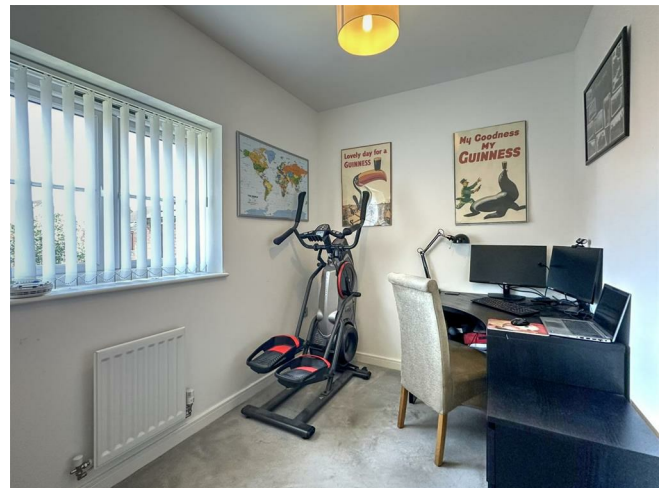
A double bedroom with a double glazed window to the front, radiator and built in storage cupboard.



## BEDROOM THREE

6'10" x 8'5" (2.09 x 2.59)

Double glazed window to the front, radiator and built in storage cupboard.



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## BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath with mains shower over. double glazed window, heated towel rail and extractor fan.



## EXTERNALLY

The front garden has been gravelled for easy maintenance and leads to a footpath with grass verge down to the road.

The rear garden has a good degree of privacy with a walled boundary to two sides, a gate providing access to the garage and driveway and further gravelled/storage areas to the side of the property and behind the garage.



## ADDITIONAL IMAGE



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ADDITIONAL IMAGE



OUTLOOK TO FRONT



OUTLOOK TO FRONT



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## GARAGE & DRIVE



## 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 likely/limited with some providers. (Ofcom Broadband & Mobile Checker July 2024).

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

Planning Permission - There is currently no active planning permissions for Shaftsbury Close. For more information please see -<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked July 2024. The estate is still under development and construction workers are on site daily.

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.

Management charges are payable on this property which are currently as of August 2024 £222.22 per year.

Council Tax Band: D Source gov.uk July 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

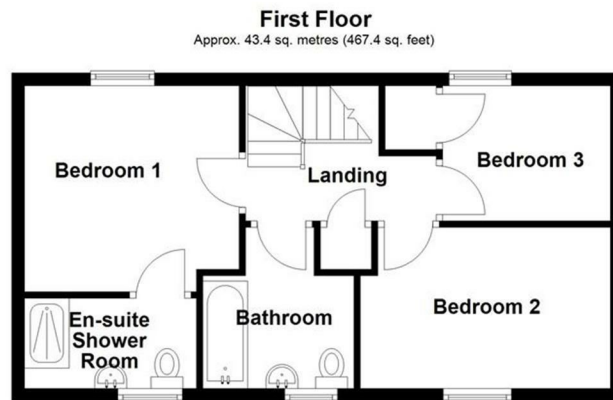
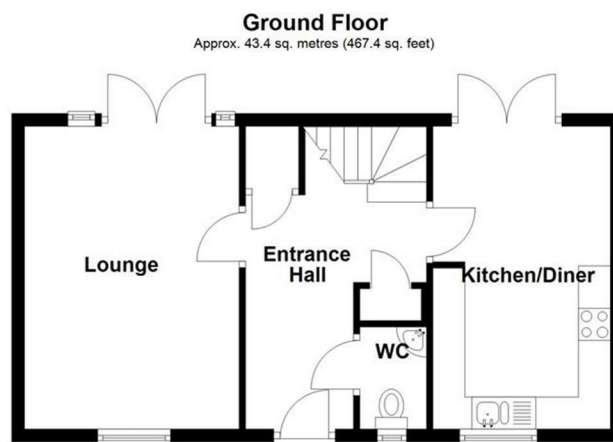
This plan is not to scale and is for identification purposes only.

## 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





Total area: approx. 86.8 sq. metres (934.7 sq. feet)

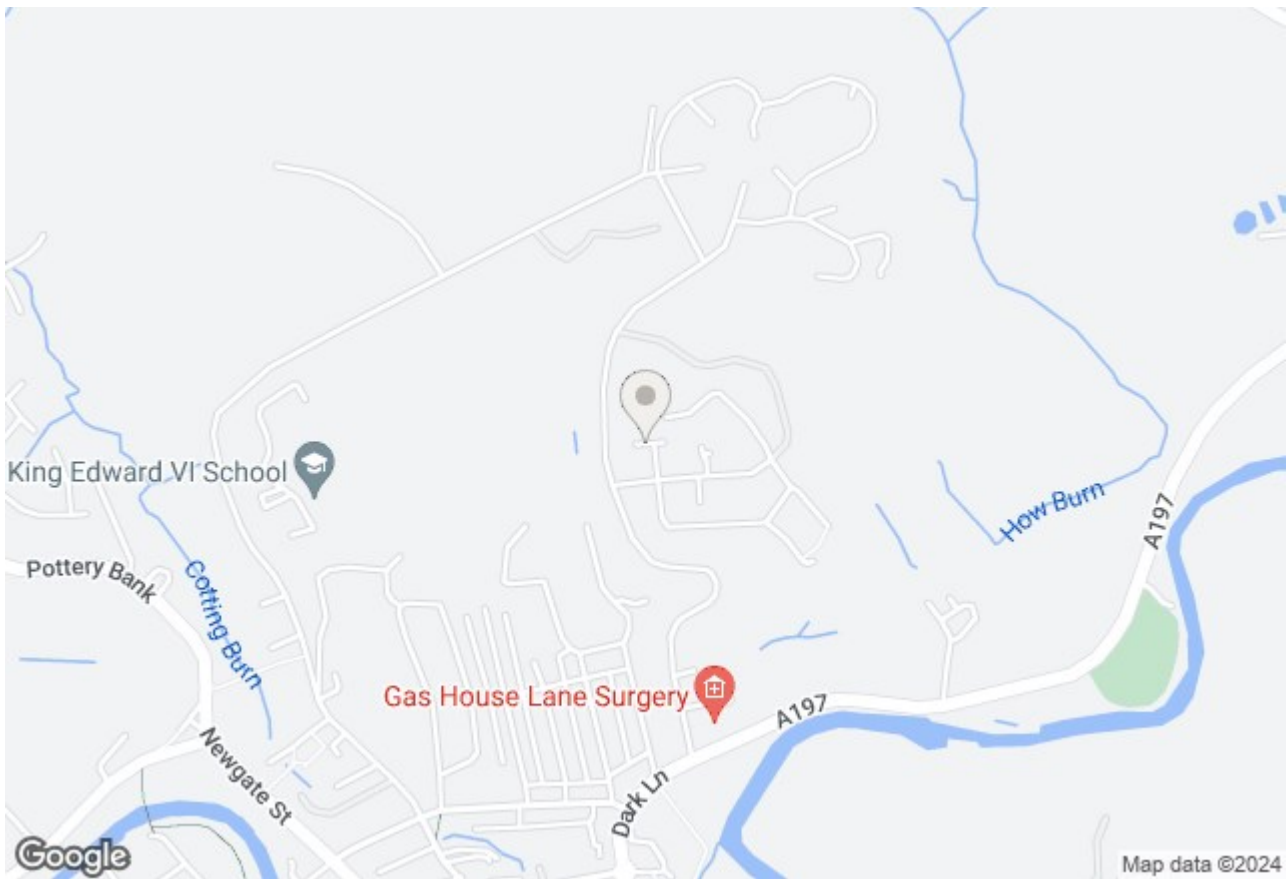
Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

**Shaftsbury Close**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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