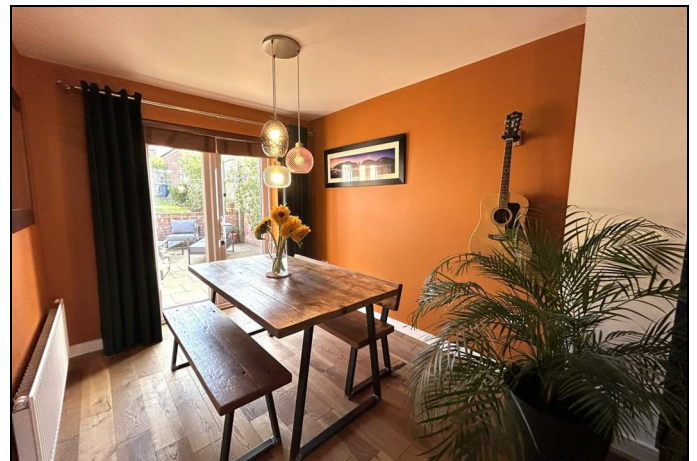


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**1 TRAFALGAR CLOSE COLLINGWOOD MANOR MORPETH
NORTHUMBERLAND NE61 2FH**



- Detached Family Home
- Open Plan Lounge Diner
- Downstairs W.C.
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Four Bedrooms Ensuite to Master Bedroom
- Utility Room
- EPC: B
- Council Tax Band: D

Offers In The Region Of £325,000

1 TRAFALGAR CLOSE COLLINGWOOD MANOR MORPETH NORTHUMBERLAND NE61 2FH

Welcome to Trafalgar Close, Collingwood Manor, Morpeth - a charming detached house that could be your next dream home! This property boasts four spacious bedrooms, providing ample space for a growing family or for those who love to have guests over. With two bathrooms, morning rush hours will be a thing of the past in this lovely abode.

Nestled in the Collingwood Manor Estate, this house offers the perfect blend of tranquillity and convenience. Whether you're looking to upgrade to a larger home or simply seeking a change of scenery, this house is sure to tick all the boxes. Don't miss out on the opportunity to make Trafalgar Close your new address in Morpeth. Book a viewing today and let this house captivate you with its charm and potential.

The property benefits from UPVC double glazing and gas central heating throughout, briefly comprising of: Entrance hallway, open plan lounge diner, kitchen, utility room and downstairs W.C. To the first floor are three good sized double rooms, a smaller fourth bedroom, family bathroom and two fitted storage cupboards. Externally to the rear is a good sized garden landscaped over two tiers with a good sized lawned and patio areas perfect for those Summer evenings. To the front is a lawned garden and off street parking.

ENTRANCE HALLWAY

A light and welcoming entrance hallway, with a double glazed window to the side, stairs to the first floor and doors to the lounge diner and W.C.

LOUNGE DINER

13'5" x 25'4" (4.11 x 7.73)

A fantastic sized room perfect for families and those who love to entertain. With a double glazed window to the front, double glazed French door to the rear, two radiators, engineered oak flooring and a door to the kitchen.



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LOUNGE



DINER



KITCHEN

8'7" x 13'4" (2.63 x 4.07)

With a double glazed window to the rear, fitted with a range of wall and base units with coordinating work surfaces, with integrated fridge freezer, dishwasher, gas hob, electric oven with extractor hood above and a sink drainer unit with mixer tap. Tiled floor, radiator and door to the utility room.



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UTILITY ROOM

Converted from part of the garage.

With a UPVC door to the rear, fitted with wall and base units with coordinating work surfaces, plumbing for washing machine, radiator and tiled floor.



DOWNSTAIRS W.C.

With a double glazed window to the side, low level W.C., pedestal wash hand basin, radiator, and tiled floor.



FIRST FLOOR

FIRST FLOOR LANDING

With two fitted storage cupboards, loft access which benefits with majority of the space being boarded making it perfect for additional storage.

Doors leading too...

MASTER BEDROOM

10'3" x 11'4" (3.13 x 3.47)

With a double glazed window to the front, radiator, carpet and door to the ensuite.



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ENSUITE

With a double glazed window to the side, mains shower in glass cubicle, low level W.C., wall hung wash hand basin, heated towel rail and linoleum flooring.



BEDROOM TWO

7'8" x 17'8" (2.36 x 5.39)

With a double glazed window to the front, currently used as a cinema room this is a fantastic sized double room with carpet and a radiator.



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BEDROOM THREE

10'2" x 9'6" (3.11 x 2.92)

With a double glazed window to the rear, another fantastic sized double room with carpet and a radiator.



BEDROOM FOUR

With a double glazed window to the front, radiator and carpet.



FAMILY BATHROOM/W.C.

With a double glazed window to the rear, paneled bath, wall hung wash hand basin, low level W.C., heated towel rail and linoleum flooring.



GARAGE

Part of the garage has been converted to add a utility room from the kitchen.
Part of the garage does remain which is a perfect space for some additional storage.

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EXTERNALLY

A beautiful and well maintained rear garden on two levels, with a good sized lawned and patio area this garden is perfect for families and entertaining. To the front is a lawned garden and off street parking.



ADDITIONAL IMAGE



ADDITIONAL IMAGE



1 TRAFALGAR CLOSE COLLINGWOOD MANOR MORPETH NORTHUMBERLAND NE61 2FH

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 is likely/limited with some providers. (Ofcom Broadband & Mobile Checker August 2024).

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

Planning Permission - There is currently no active planning permissions for Trafalgar Close. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> 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.

Estate charges are payable and we have been advised as of August 2024 these are currently £XXX per year.

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

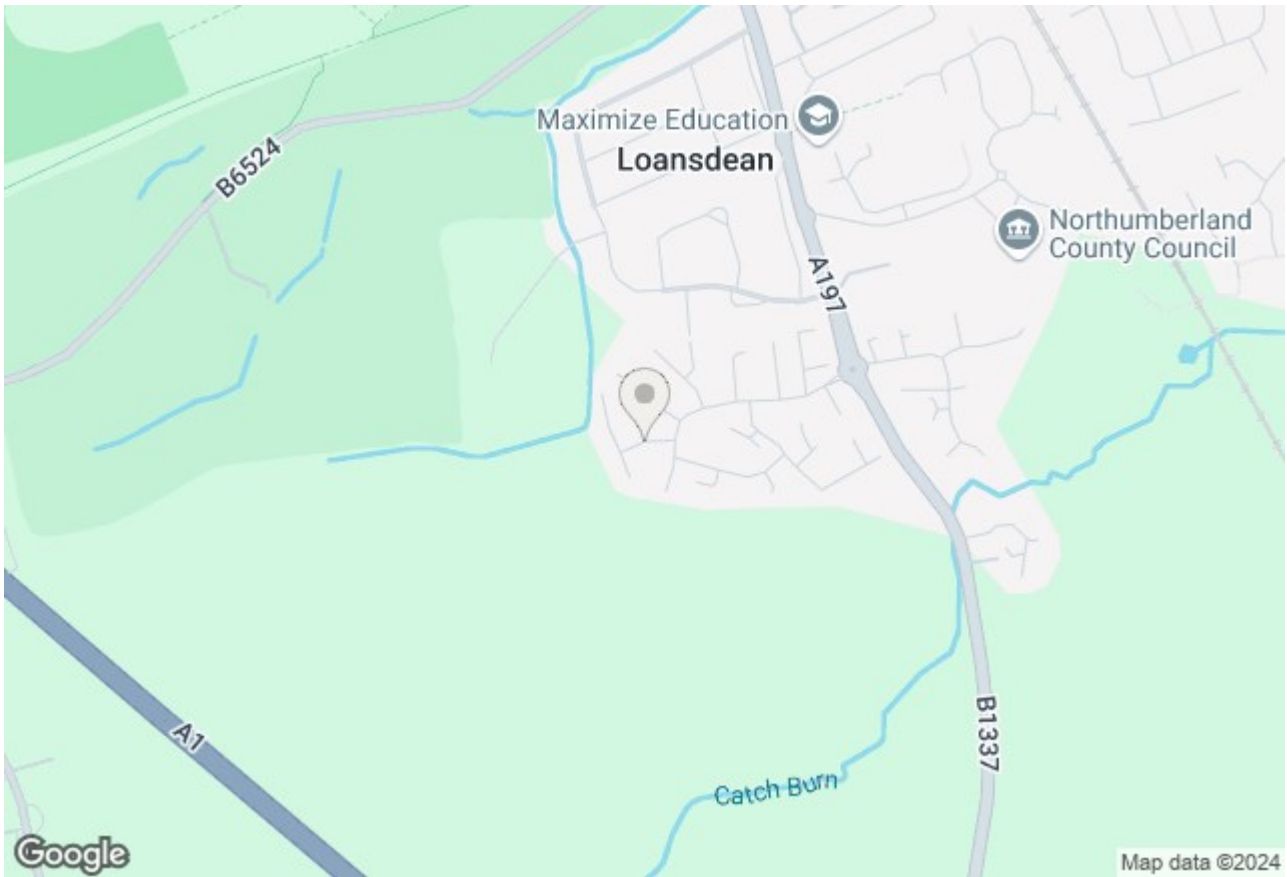
17H24CHCH

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | 82 | |
| (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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