

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

126 GREEN LANE MORPETH NE61 2HB



- Detached Bungalow
- No Further Chain
- Gardens & Garage (West Facing Rear)
- Council Tax Band: C
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Two Bedrooms & Loft Room
- Double Glazing & Gas Central Heating
- EPC: D
- Tenure: Freehold

Price £220,000

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An opportunity to purchase a detached bungalow situated on Green Lane, Morpeth. The property is available with no upper chain and having two ground floor bedrooms in addition to a loft room on the first floor, offers versatile accommodation that will be appealing to a range of purchasers.

The accommodation has double glazing, gas central heating and briefly comprises of:- Entrance porch leading to the lounge with an electric fire focal point, kitchen with integrated appliances, two bedrooms and a bathroom/wc accessed from the rear hall. The hall also provides access to the first floor which has been converted into a loft room with a dormer window to the rear and access to further storage in the remaining loft space. Outside, the property has a good size garden to the front and side and an easily maintained garden to the rear, in addition to a garage and driveway shared with the neighbouring property.

Situated in a convenient location for access to Morpeth town centre with its impressive range of shopping, health and leisure facilities, including well known high street names and independent retailers, along with a wide choice of cafes, bars and restaurants. It is also within good proximity to Morpeth train station and has a Sainsburys local nearby.

ENTRANCE PORCH

External door to side, double glazed windows and door leading to the lounge.

LOUNGE

13'9" x 14'9" maximum measurements (4.2 x 4.52 maximum measurements)

Double glazed window to the front, radiator and wall mounted electric fire.



REAR HALL

KITCHEN

8'7" x 10'9" (2.63 x 3.29)

Fitted wall and base units with roll top work surfaces, sink drainer unit with mixer tap and integrated appliances that include an oven, hob and extractor fan and fridge freezer. Double glazed window and external door to the rear, tiled floor and radiator.



REAR HALL

Built in storage cupboard and access to first floor.

126 GREEN LANE MORPETH NE61 2HB

BEDROOM ONE

11'5" x 11'9" (3.5 x 3.59)

To the front elevation with a double glazed window to the front and radiator.



BEDROOM TWO

10'9" x 8'6" (3.29 x 2.6)

Double glazed window to the rear, radiator.



BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath with shower over. Double glazed window to the rear, radiator and tiled floor.



126 GREEN LANE MORPETH NE61 2HB

LOFT ROOM

15'7" x 11'3" maximum measurements (4.77 x 3.43 maximum measurements)

Measurements include some restricted head height.

Double glazed dormer window to the rear, radiator and access to the remaining loft space.



ADDITIONAL IMAGE



EXTERNALLY

The front and side of the property have a good size garden, mainly lawned and enclosed with wall and fencing. To the rear is a west facing, enclosed and easily maintained gravelled garden with patio area.

There is a single garage accessed via a shared driveway as is common in this estate.



126 GREEN LANE MORPETH NE61 2HB

ADDITIONAL IMAGE



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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.

126 GREEN LANE MORPETH NE61 2HB

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 Superfast but including Ultrafast broadband. Mobile - Likely/Limited with some suppliers . Ofcom Broadband & Mobile Checker September 2024).

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

Planning Permission - There are six current active planning permissions for Green Lane. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked September 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: C Source gov.uk Checked September 2024.

FLOOR PLAN

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

GOOGLE MAPS - GENERAL NOTE

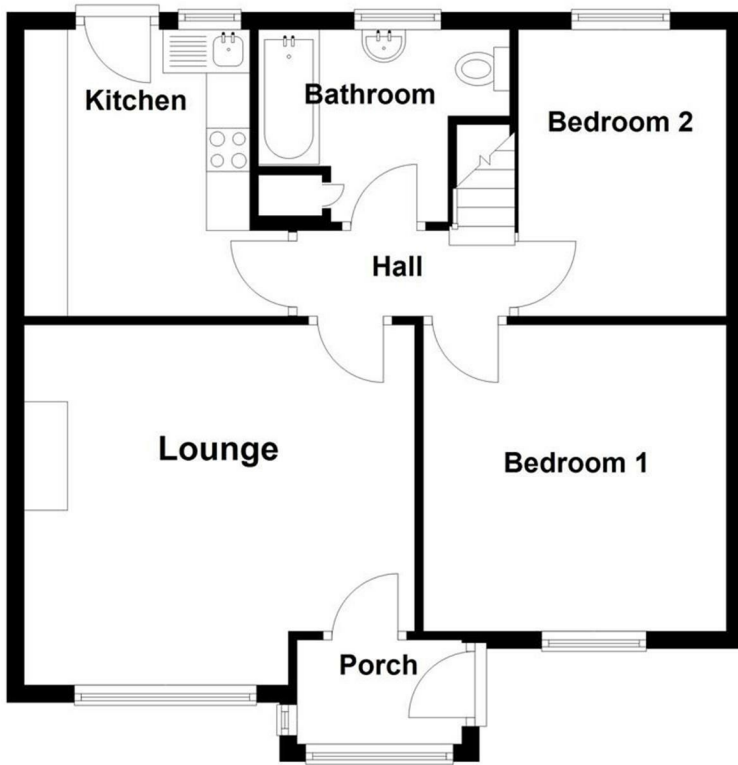
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

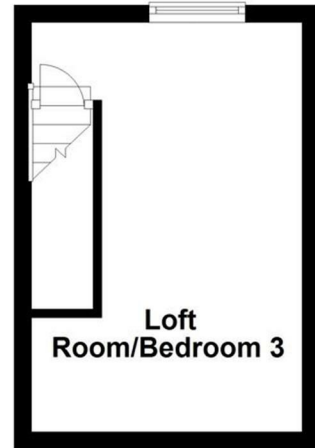
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

126 GREEN LANE MORPETH NE61 2HB

Ground Floor



First Floor inc. restr. head height



Total area: approx. 75.9 sq. metres (816.9 sq. feet)

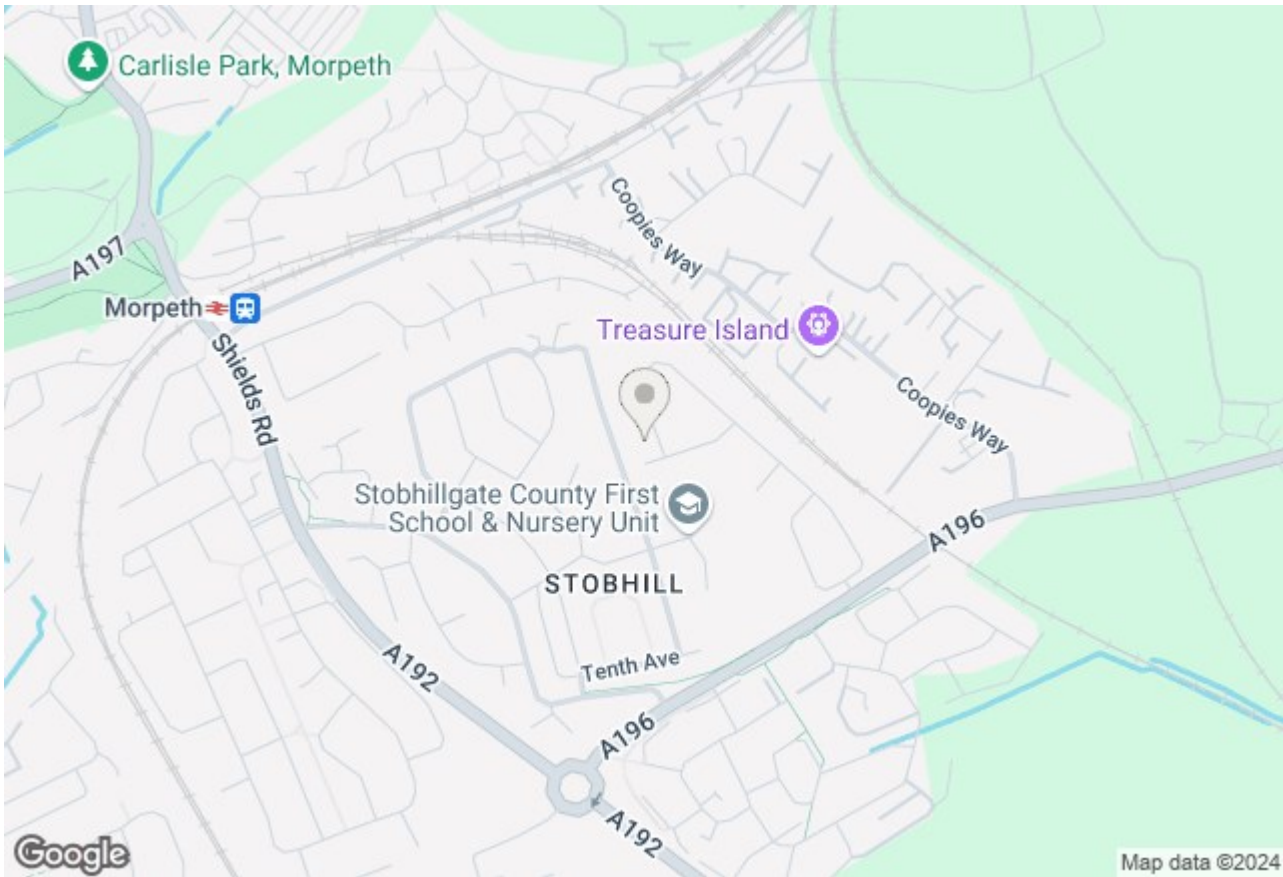
Green Lane

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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