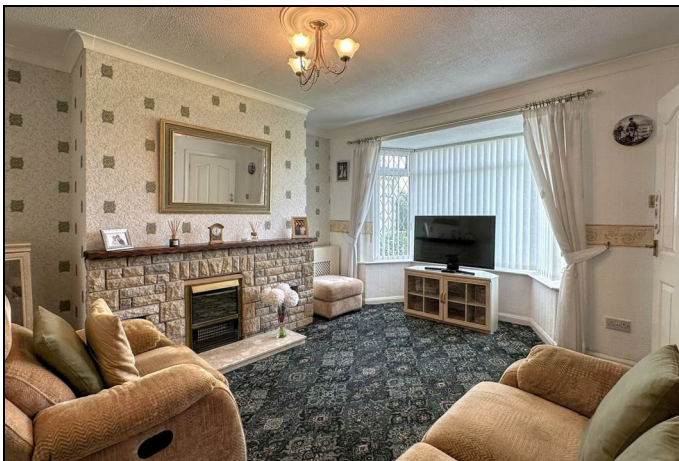


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

38 GRANGE VIEW MORPETH NE61 5PG



- Two Bedroom Semi Detached
- Ground Floor WC
- No Further Chain
- Council Tax Band A
- Services: Electric, Water, Drainage & Sewage

- Lounge & Kitchen Diner
- Large Garden & Off Street Parking
- EPC: E
- Tenure: Freehold

Price £100,000

38 GRANGE VIEW MORPETH NE61 5PG

Welcome to Grange View, Widdrington Station, a two-bedroom semi-detached house with a large garden and off street parking. The property is available with no upper chain and is ready to be updated to individual requirements.

The accommodation has double glazing, electric heaters and briefly comprises:- Entrance hall, lounge, kitchen diner, rear lobby and ground floor wc. To the first floor there are two double bedrooms and a bathroom/wc. Outside the property has a large garden to the front and further garden to the rear with off street parking.

Don't miss out on the opportunity to make this lovely house your own. Whether you're a first-time buyer, downsizing, or looking for an investment property, this home has the potential to cater to your needs and viewing is recommended at the earliest opportunity.

ENTRANCE HALL

Entrance door to the front and stairs leading to the first floor.

LOUNGE

12'11" plus bay x 12'9" (3.95 plus bay x 3.91)

Double glazed window to the front over looking the garden, decorative fireplace and electric heater.



KITCHEN DINER

16'3" x 7'2" (4.96 x 2.2)

Fitted with a range of wall and base units with work surfaces and sink drainer unit with mixer tap and an integrated electric oven and hob. Double glazed window to the rear, electric heater.



ADDITIONAL IMAGE



38 GRANGE VIEW MORPETH NE61 5PG

REAR LOBBY

External door to side leading to the rear garden, laminate floor and electric heater.

GROUND FLOOR WC

Fitted with a wc and wash hand basin. double glazed window to rear.

FIRST FLOOR LANDING

Double glazed window to the side.

BEDROOM ONE

12'10" including wardrobes x 10'6" (3.93 including wardrobes x 3.21)
Double glazed window overlooking the garden, electric heater and built in storage cupboard and wardrobes.

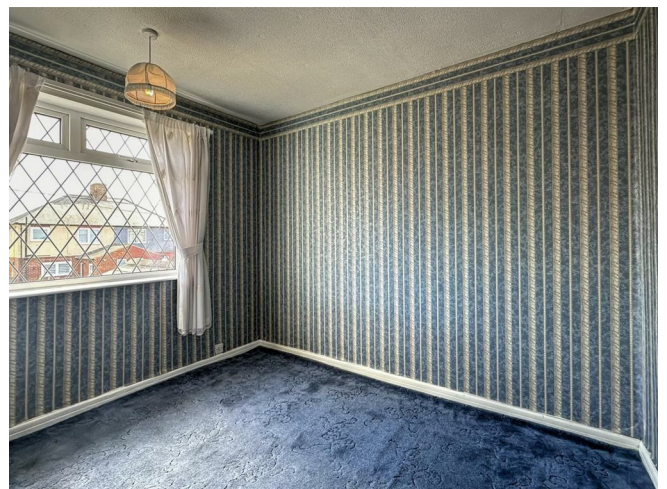


OUTLOOK FROM BEDROOM ONE



BEDROOM TWO

Double glazed window to rear.



38 GRANGE VIEW MORPETH NE61 5PG

BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath. Double glazed window, heater.



EXTERNALLY

The front of the property has a large garden, mainly lawned and enclosed with mature shrubs and hedgerow. The rear of the property has a further garden area which also provides off street parking



38 GRANGE VIEW MORPETH NE61 5PG

ADDITIONAL IMAGE



ADDITIONAL IMAGE



ADDITIONAL IMAGE



38 GRANGE VIEW MORPETH NE61 5PG

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 - Electric Heaters

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

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

Planning Permission - There is one current active planning permissions for Grange View. 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

We have been advised that the property is 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 - gov.uk Sep 2024

FLOOR PLAN

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

GOOGLE MAPS - GENERAL NOTE

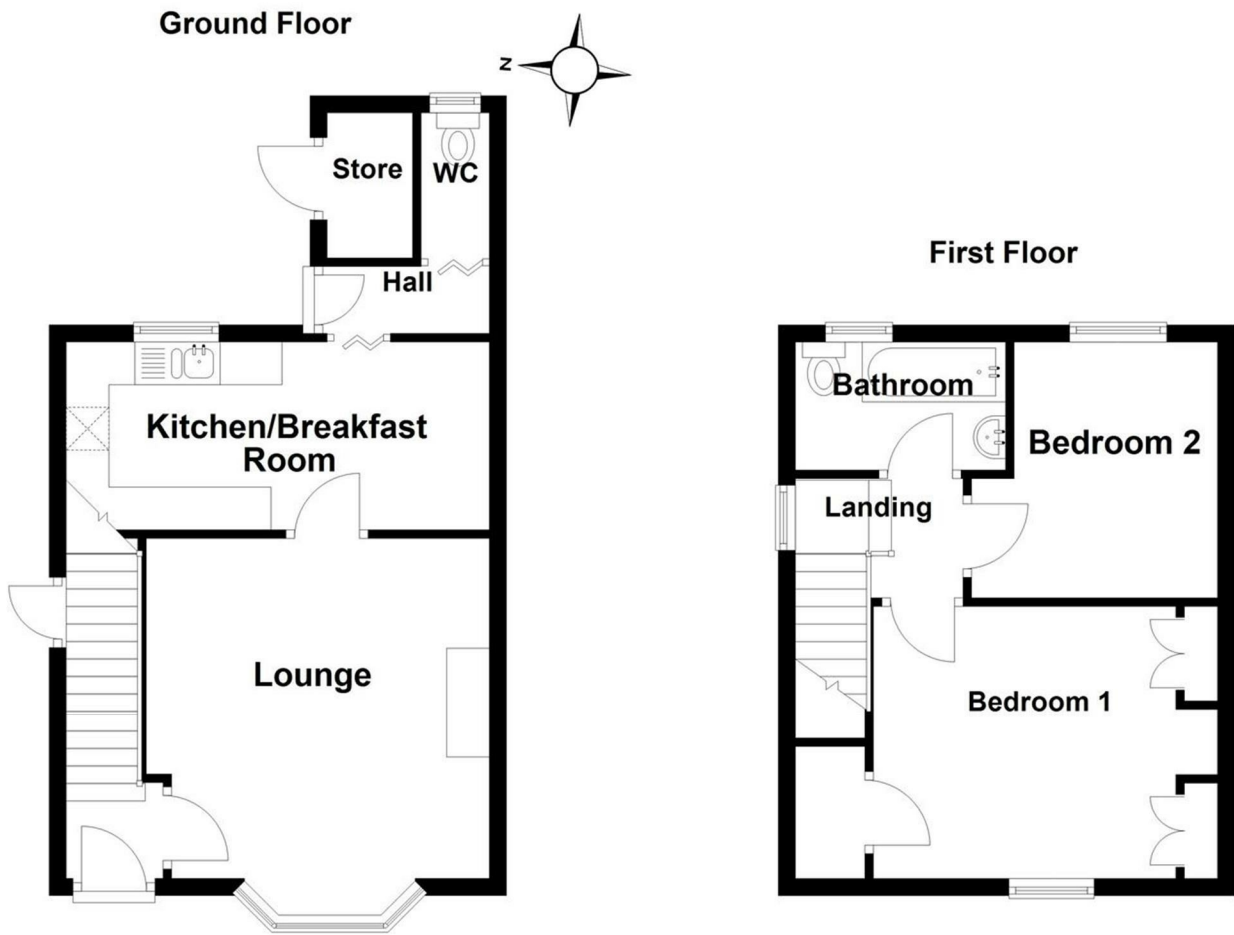
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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38 GRANGE VIEW MORPETH NE61 5PG



Total area: approx. 67.5 sq. metres (726.2 sq. feet)

Grange View, Widdrington

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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