

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

20 TOWNSEND CRESCENT MORPETH NE61 2XP



- Five Bedroom Detached Home
- Large Lounge Diner & Breakfasting Kitchen
- Garage, Gardens & Parking
- Council Tax Band: D
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Very Well Maintained
- Utility Room & Ground Floor Wc
- EPC: C
- Tenure: Freehold

**Price £370,000**

## 20 TOWNSEND CRESCENT MORPETH NE61 2XP

Welcome to Townsend Crescent, Morpeth - an extended, five bedroom detached family home situated in a sought after location of Morpeth. This delightful home has been very well cared for and boasts generous living space with an updated kitchen and bathroom, a convenient utility room, a ground floor WC, the gas central heating system was completely updated in 2013.

The full accommodation briefly comprises an entrance porch, ground floor wc, hallway, lounge diner, breakfasting kitchen and utility room to the ground floor. To the first floor there are five bedrooms, three doubles and two singles which could also be utilised as a home office. Externally there are well maintained gardens to front and rear along with a driveway and garage for off street parking.

Townsend Crescent is a popular Street toward the rear of Kirkhill Estate, a popular choice for many purchasers. Within the estate there are community shops, a well regarded first school and transport links to the Town Centre. Those commuting and travelling further afield will find convenient access to the A1 and Morpeth Train Station which is directly on the East Coast Mainline. Morpeth itself offers an enviable range of amenities including shopping with well known High Street names and Local Retailers, health and leisure facilities, schooling across all ages and a good selection of cafes, bars and restaurants. Whether you're looking for a family home with ample space or a place to entertain friends, this property ticks all the boxes. Don't miss out on the opportunity to make this house your home - schedule a viewing today.

### ENTRANCE PORCH

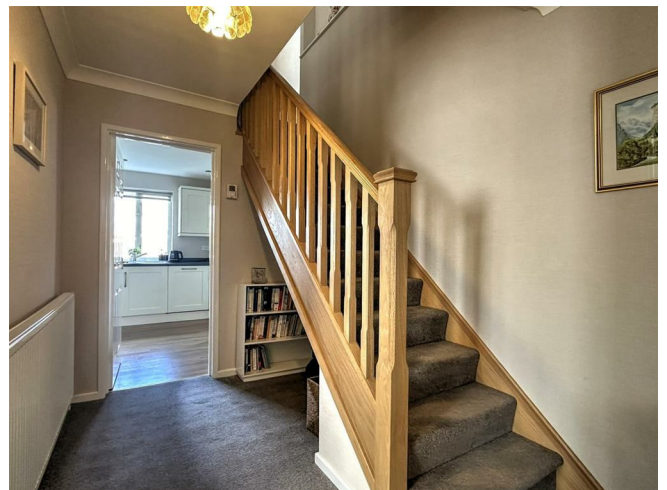
External door to the side leading to the porch with a tiled floor, radiator and inner door leading to the entrance hall. The ground floor wc is also accessed from the porch.

### GROUND FLOOR WC

Fitted with a wc and wash hand basin, skylight, radiator and heated towel rail.

### ENTRANCE HALL

Stairs leading to the first floor with an oak bannister, radiator and understair storage area.



### LOUNGE DINER

*17'1" x 22'6" max (5.21 x 6.88 max)*

Maximum Measurements Taken.

A very spacious lounge diner with double glazed windows to both the front and rear, radiators and a gas fire with slide control in decorative surround.



## 20 TOWNSEND CRESCENT MORPETH NE61 2XP

### ADDITIONAL IMAGE



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### BREAKFASTING KITCHEN

10'0" x 12'4" (3.05 x 3.76)

Fitted with a range of wall and base units with co-ordinating work tops incorporating a sink drainer unit with mixer tap and integrated appliances to include an oven, hob, microwave and dishwasher. Double glazed window to the rear, radiator and doors leading to the entrance hall and utility room.



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## ADDITIONAL IMAGE



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## UTILITY ROOM

Located off the kitchen and to the back of the garage, a useful space fitted with a sink drainer unit and mixer tap, space for tumble drier and fridge freezer, plumbing for washing machine and fitted storage. Double glazed window and external door to the rear.



## FIRST FLOOR LANDING



## 20 TOWNSEND CRESCENT MORPETH NE61 2XP

### BEDROOM ONE

11'0" x 12'10" (3.36 x 3.92)

Measurements exclude wardrobes and door recess.

A spacious double bedroom with a double glazed window to front, radiator and two built in wardrobes.



### BEDROOM TWO

13'1" x 8'7" (3.99 x 2.62)

Measurement excludes door recess.

A double bedroom with a double glazed window to the rear, radiator and built in wardrobe and airing cupboard.



### BEDROOM THREE

9'8" x 13'3" (2.97 x 4.06)

With double glazed windows to the front and side and radiator.



## 20 TOWNSEND CRESCENT MORPETH NE61 2XP

### BEDROOM FOUR

8'1" x 8'10" max (2.47 x 2.7 max)

Maximum Measurements Taken.

Currently used as a study with a double glazed window to the rear and radiator.



### BEDROOM FIVE

11'5" x 7'11" (3.49 x 2.42)

Maximum measurements that include cupboard over stairs.

Currently used as a study with a double glazed window to front, radiator and over stair storage cupboard.



### ADDITIONAL IMAGE



## 20 TOWNSEND CRESCENT MORPETH NE61 2XP

### SHOWER ROOM/WC

An updated shower room fitted with a wc and wash hand basin in vanity unit with illuminated mirror and a mains shower in a walk in cubicle with glass screen. Double glazed windows to rear, heated towel rail.



### ADDITIONAL IMAGE



## 20 TOWNSEND CRESCENT MORPETH NE61 2XP

### EXTERNALLY

The property has very well maintained gardens to both the front and rear. The rear can be accessed from the utility room with steps down to a lawned area surrounded by established planting and a patio area. The front of the property has an attractive garden with a variety of planted areas, along with a block paved driveway providing off street parking and access to the garage.



### ADDITIONAL IMAGE





# 20 TOWNSEND CRESCENT MORPETH NE61 2XP

## 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 Superfast and Ultrafast broadband. Mobile - Likely with the majority of suppliers . Ofcom Broadband & Mobile Checker October 2024).

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

Planning Permission - There is one current active planning permissions for Townsend Crescent. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked October 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 October 2024.

## FLOOR PLAN

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

## GOOGLE MAPS - GENERAL NOTE

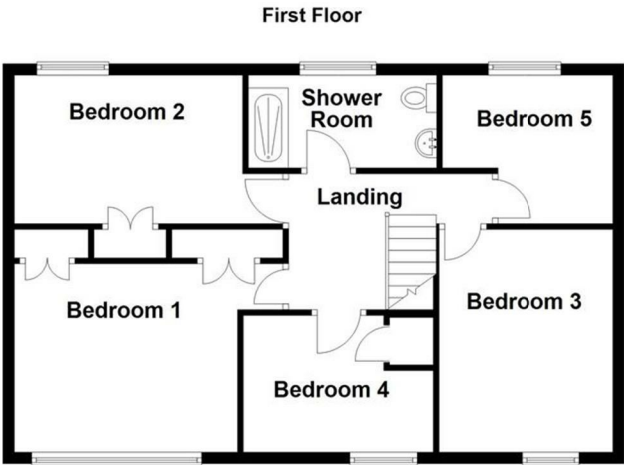
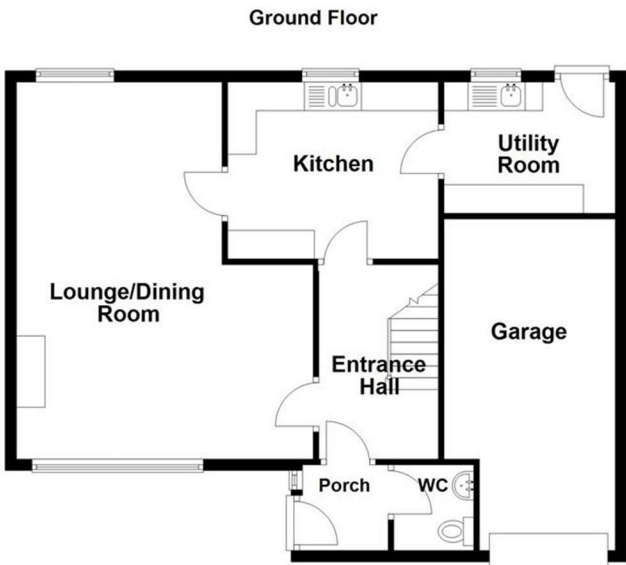
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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**20 TOWNSEND CRESCENT MORPETH NE61 2XP**



Main area: Approx. 129.2 sq. metres (1391.1 sq. feet)  
Plus garages, approx. 16.4 sq. metres (176.7 sq. feet)


**Townsend Crescent**

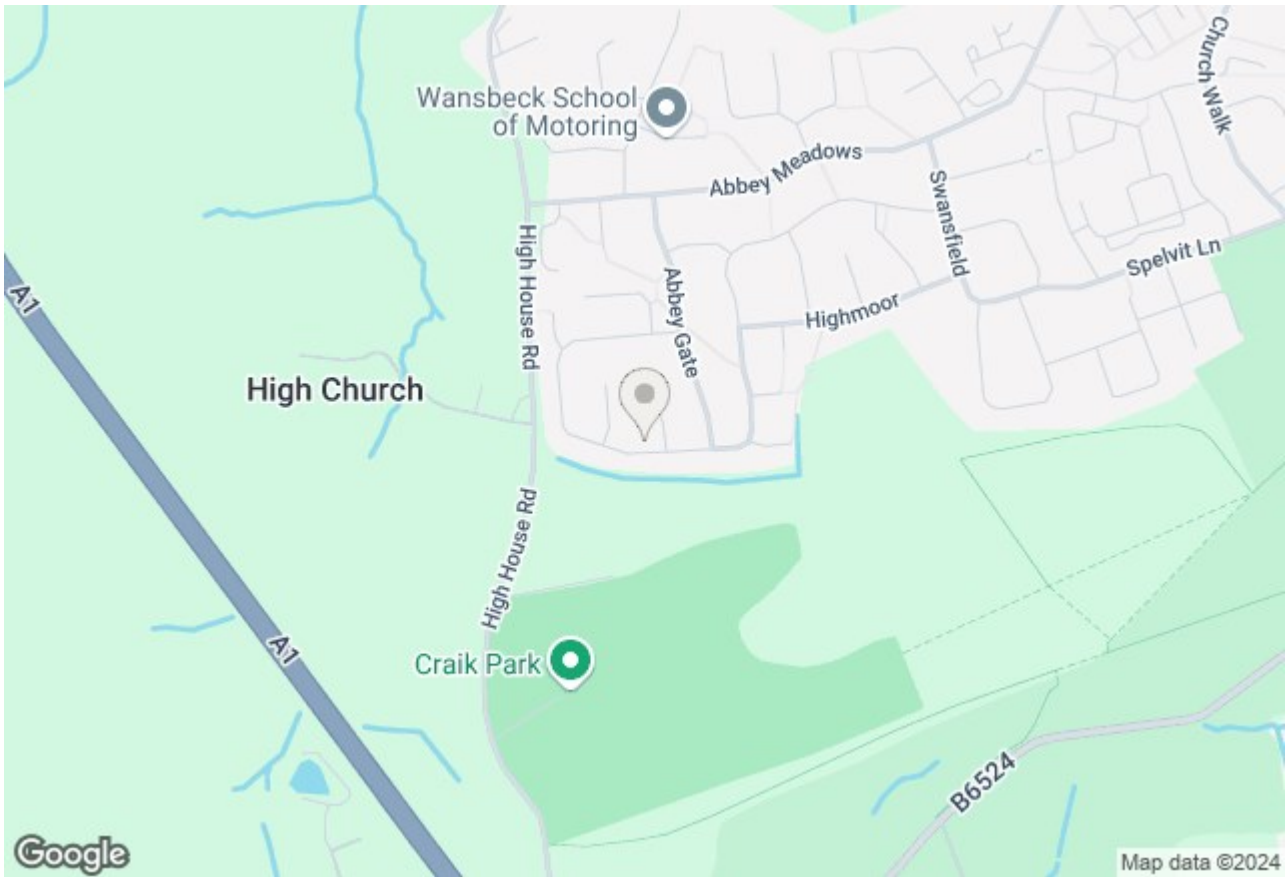
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

69 → 78

### 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	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com