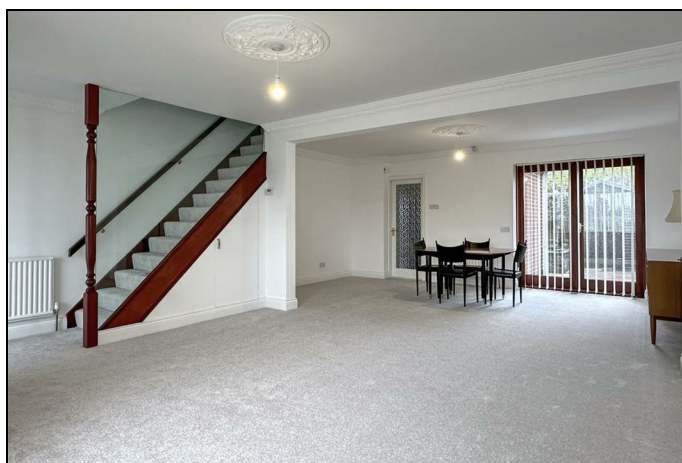


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

15 EDEN GROVE MORPETH NE61 2UN



- Extended Semi Detached
- Large Open Plan Lounge Diner
- Double Length Garage
- EPC: C
- Tenure: Freehold

- Four Bedrooms Plus Study
- Breakfasting Kitchen
- Council Tax Band: C
- Services: Mains GCH, Electric, Water, Drainage & Sewage

Offers In The Region Of £285,000

15 EDEN GROVE MORPETH NE61 2UN

Welcome to this four-bedroom plus study, extended semi-detached home located in the popular area of Stobhill Grange, Morpeth. The property has double glazing, gas central heating, new carpets laid throughout, and boasts a spacious open plan lounge diner, in addition to an extended breakfasting kitchen on the ground floor. To the first floor there are four bedrooms and a study, a bathroom/wc. Outside, there is a double length garage and driveway providing convenient parking options, along with gardens to the front and rear. Available with no further chain.

Stobhill Grange is convenient for access to the town centre and train station with the town centre having an excellent range of amenities including high street and local shops, cafes, bars and restaurants along with schooling, health and leisure facilities. There are also community shops within the estate, further public transport links and a Sainsburys Local within convenient proximity.

ENTRANCE PORCH

Entrance door to the front providing access to the porch with windows and an inner door leading to the lounge diner.

LOUNGE DINER

22'8" x 17'10" max. (6.93 x 5.45 max.)

Measurement includes staircase.

A large main reception room with a double glazed bay window to the front, stairs leading to the first floor with glass balustrade, double glazed french doors to the rear garden, radiators and an understair cupboard.



ADDITIONAL IMAGE



15 EDEN GROVE MORPETH NE61 2UN

BREAKFASTING KITCHEN

15'5" x 11'11" (4.72 x 3.65)

Fitted with wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated oven, hob, extractor hood, microwave, dishwasher and refrigerator. Plumbing for washing machine, radiator and double glazed window and door to the rear garden.



FIRST FLOOR LANDING

Access to the loft which has been boarded and has a hatch with integrated ladders.

BEDROOM ONE

8'5" x 11'5" *excluding wardrobes* (2.57 x 3.48 *excluding wardrobes*)

Double glazed window to the front, radiator and fitted wardrobes.



15 EDEN GROVE MORPETH NE61 2UN

BEDROOM TWO

11'1" x 8'11" excluding wardrobes (3.39 x 2.73 excluding wardrobes)

Double glazed window to the rear, radiator, fitted wardrobes.



BEDROOM THREE

7'0" x 12'11" excluding wardrobes (2.14 x 3.95 excluding wardrobes)

Double glazed window to the front, radiator and fitted wardrobes.

Access to a 2nd loft area via a hatch with integrated ladders.



BEDROOM FOUR

7'8" x 8'3" (2.34 x 2.54)

Double glazed window to the front, radiator.



15 EDEN GROVE MORPETH NE61 2UN

STUDY

7'0" x 5'8" *excluding wardrobes* (2.14 x 1.75 *excluding wardrobes*)

Double glazed window to the rear, radiator and fitted wardrobes.



SHOWER ROOM/WC

Fitted with a modern wash hand basin in vanity unit, wc and mains shower in cubicle. Double glazed windows to the rear, radiator and extractor fan.



15 EDEN GROVE MORPETH NE61 2UN

ADDITIONAL IMAGE



EXTERNALLY

The front of the property has a driveway providing off street parking and access to the double length garage in addition to a lawned garden.

The rear of the property has a good degree of privacy and is not directly over looked, it has been paved for easy maintenance and has a gate providing access to the old farm lane to the rear.



ADDITIONAL IMAGE



15 EDEN GROVE MORPETH NE61 2UN

OUTLOOK OF OLD FARM LANE



GARAGE

7'7" x 29'3" max (2.32 x 8.92 max)

A double length garage with an updated, remote control roller door, power and lighting.

FRONT GARDEN



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.

15 EDEN GROVE MORPETH NE61 2UN

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/Limited with some suppliers. (Ofcom Broadband & Mobile Checker September 2024).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

- Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

Planning Permission - There is one current active planning permissions for Eden Grove. 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 have been advised by the executors of the estate that the property is freehold, however 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.

HMRC LAND REGISTRY

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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.

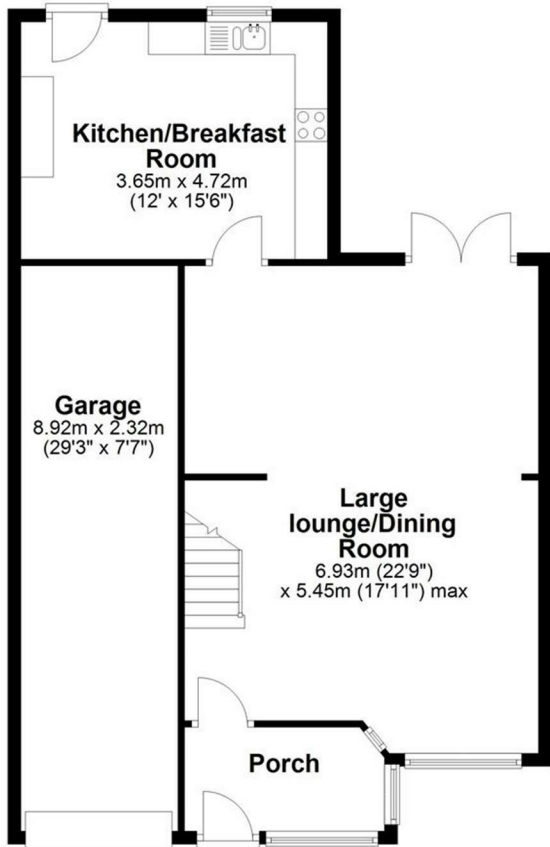
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

15 EDEN GROVE MORPETH NE61 2UN

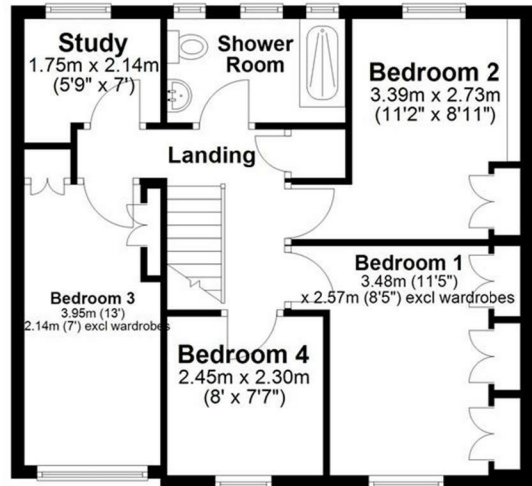
Ground Floor

Main area: approx. 62.0 sq. metres (667.5 sq. feet)
Plus garages, approx. 20.7 sq. metres (222.8 sq. feet)



First Floor


Approx. 51.9 sq. metres (559.2 sq. feet)




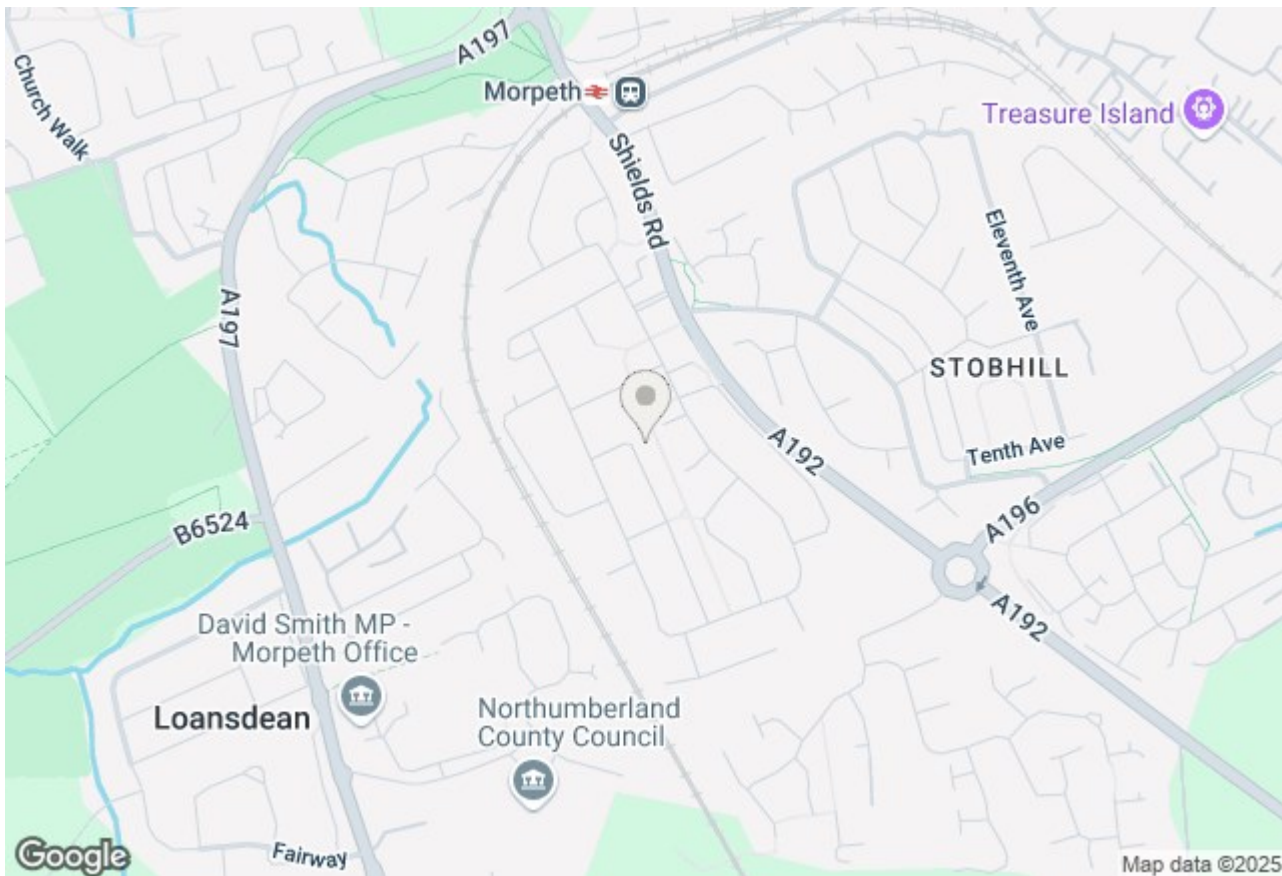
Main area: Approx. 114.0 sq. metres (1226.6 sq. feet)

Plus garages, approx. 20.7 sq. metres (222.8 sq. feet)

Eden Grove

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	84
(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 (CO ₂) 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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