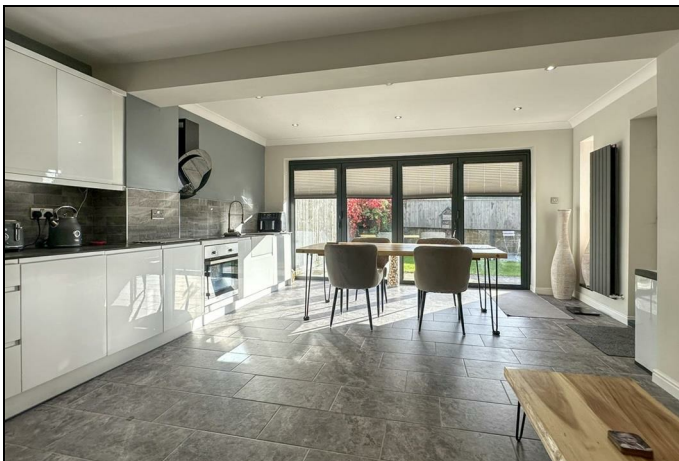


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**7 BLENHEIM GARDENS PEGSWOOD MORPETH NE61 6TF**



- Extended Semi Detached
- Fabulous Open Plan Kitchen Diner
- Landscaped Rear Garden
- Tenure: Freehold
- Council Tax Band: C

- Three Bedrooms With Ensuite To Master
- Large Site With Garage & Multiple Parking
- EPC: TBC
- Services: Mains GCH, Electric, Water, Drainage & Sewage

**Price £220,000**

## 7 BLENHEIM GARDENS PEGSWOOD MORPETH NE61 6TF

Welcome to this stunning, extended semi detached home occupying a large plot situated Blenheim Gardens, Pegswood. The property is presented to an immaculate standard and has been extended to accommodate a large, open plan kitchen, dining and family area with bi-folding doors out to the rear garden.

The accommodation has double glazing, gas central heating via a combi boiler and briefly comprises:- entrance hall, lounge, open plan kitchen diner, first floor landing, master bedroom with ensuite, two further bedrooms and a bathroom/wc. Externally the property has a large plot with multiple off street parking, landscaped gardens and a garage.

Pegswood is a popular village with local amenities including a local co-op, first school, doctors and community shops along with a limited rail service (further rail links in Morpeth), public transport and is approximately three miles from Morpeth. Morpeth offers a full range of town centre amenities including shopping, health and leisure facilities, restaurants, bars and cafes and rail service on the East Coast mainline.

This property is sure to impress any prospective purchasers and is a dream home for a first time purchaser, viewing at the earliest opportunity is highly recommended.

### ENTRANCE HALL

Entrance door to the side leading to an entrance hall with stairs to the first floor and radiator.

### LOUNGE

11'11" x 14'3" (3.65 x 4.36)

Double glazed window to the front, vertical radiator.



### OPEN PLAN KITCHEN, DINING & FAMILY AREA

18'10" x 15'2" (5.76 x 4.64)

An impressive space offering a fully fitted, modern kitchen, ample dining area and space for a sofa/tv area.





# 7 BLENHEIM GARDENS PEGSWOOD MORPETH NE61 6TF

## ADDITIONAL IMAGE



## KITCHEN

The kitchen is fitted with a modern range of high gloss wall and base units with co-ordinating work tops, a ceramic sink unit with mixer tap, and an integrated oven, hob and extractor hood, fridge freezer and dishwasher.



## DINING AREA

The dining area is set in front of bi-folding doors leading out to the rear garden. There is also an external door to the side leading to the patio area and garage.



# 7 BLENHEIM GARDENS PEGSWOOD MORPETH NE61 6TF

## ADDITIONAL IMAGE

Tiled floor throughout and vertical radiators.



## FIRST FLOOR LANDING

### BEDROOM ONE

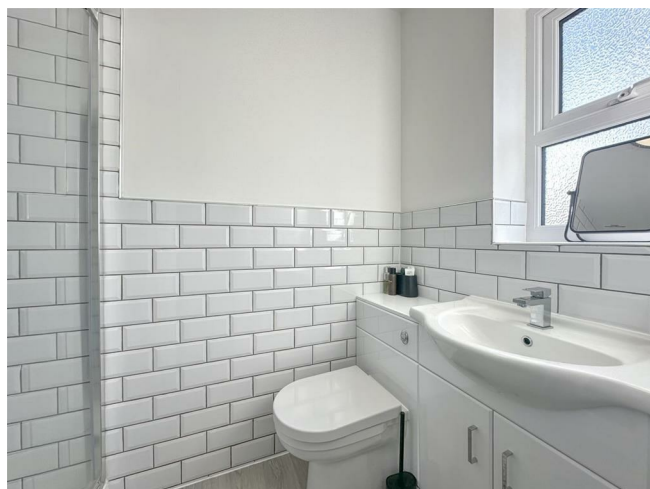
9'1" x 12'1" max (2.79 x 3.69 max)

Double glazed window to the front, radiator.



### ENSUITE

Fitted with a wc, wash hand basin and mains shower in cubicle. Double glazed window to the side, heated towel rail and extractor fan.



# 7 BLENHEIM GARDENS PEGSWOOD MORPETH NE61 6TF

## BEDROOM TWO

8'8" x 9'1" (2.65 x 2.78)

Double glazed window to the rear, radiator.



## BEDROOM THREE

8'4" x 6'0" (2.55 x 1.83)

Double glazed window to the front, radiator.



## BATHROOM/WC

Fitted with a wc, wash hand basin and bath with shower over. Double glazed window to side, tiled walls, heated towel rail and extractor fan.





# 7 BLENHEIM GARDENS PEGSWOOD MORPETH NE61 6TF

## EXTERNALLY

The rear of the property has an easily maintained, landscaped garden with lawn and patio area which continues to the side of the property and provides access to the garage.

The front of the property has a lawned garden and to the side there is a generous parking area with driveways and gravel, along with access to the garage

A single garage with up and over door, power and lighting and plumbing for washing machine.



## ADDITIONAL IMAGE



## ADDITIONAL IMAGE



# 7 BLENHEIM GARDENS PEGSWOOD MORPETH NE61 6TF

## 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/Limited with some 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 are no current active planning permissions for Blenheim Gardens. 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: C - Source gov.uk October 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

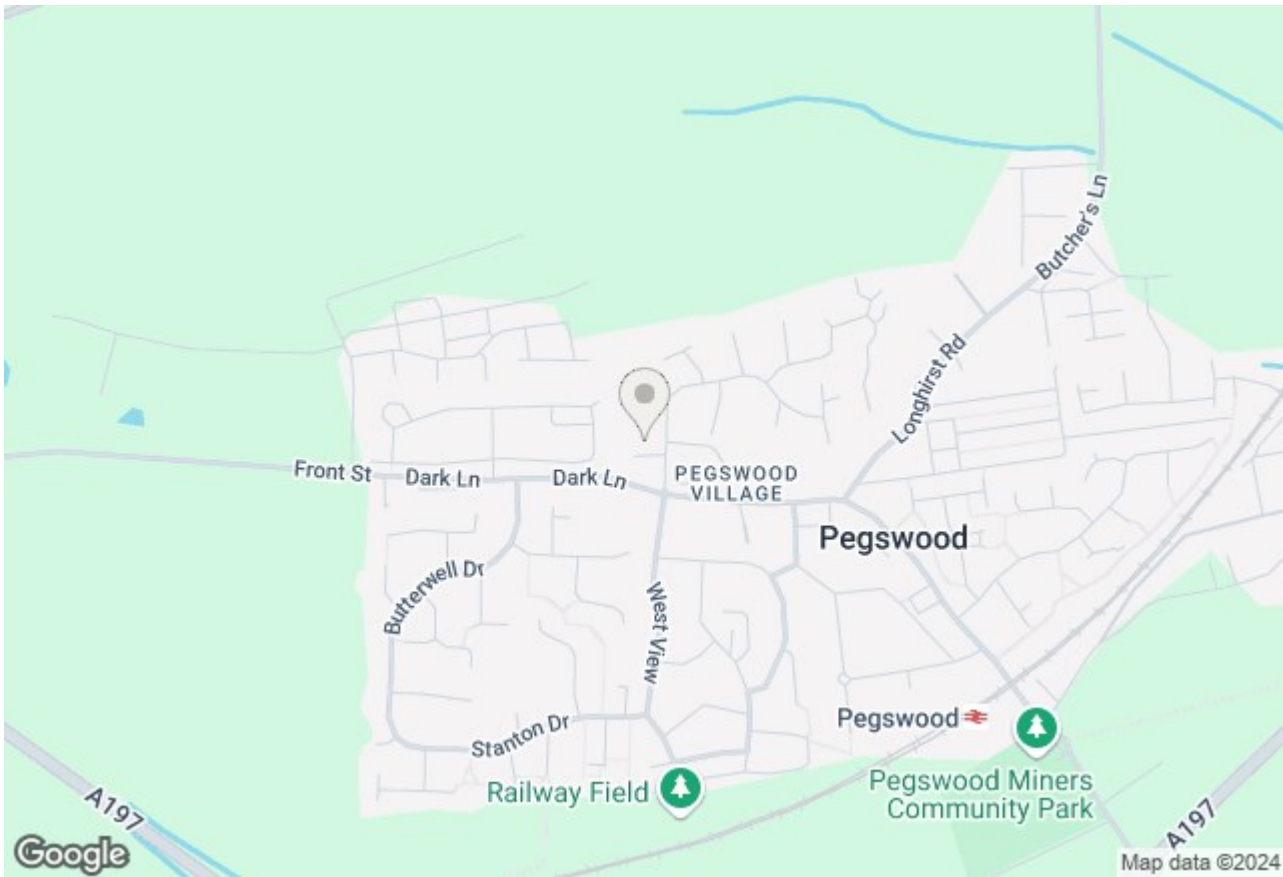
---

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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	

### 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