

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

6 ABBEY GATE MORPETH NE61 2XJ



- Extended Semi Detached Bungalow
- Two Double Bedrooms
- Superbly Presented Throughout
- Tenure: Freehold
- Council Tax Band: C

- Two Reception Rooms
- Gardens & Driveway
- EPC: TBC
- Services: Mains GCH, Electric, Water, Drainage & Sewage

Price £265,000

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This extended, two-bedroom semi-detached bungalow offers comfortable and versatile living in a highly sought-after location on Abbey Gate within the Kirkhill area of Morpeth. Well-maintained and beautifully presented throughout, this home is ideal for those seeking a relaxed lifestyle with the benefit of convenient access to town centre and local amenities.

The property features two double bedrooms, both with fitted wardrobes, providing plenty of storage space. The lounge and second reception rooms offer a welcoming atmosphere, with the added charm of log burners to both rooms—perfect for cozy evenings.

The heart of the home is the modern open-plan kitchen diner, fully fitted with a contemporary feel, connecting to a utility room for additional practicality and space. The sleek and stylish bathroom is also fitted with high-quality fixtures and tiling.

Outside, the bungalow boasts a sizeable, easily maintained rear garden—ideal for outdoor entertaining or simply relaxing. The front garden is well-kept, and the private driveway offers ample off-street parking, ensuring convenience for homeowners and guests alike.

Additional features include double glazing, gas central heating via a combi boiler, and a well-presented interior throughout, making this bungalow a move-in-ready gem.

Situated in a popular estate, the property is within easy reach of local amenities and offers excellent transport links, making it perfect for those looking for a blend of tranquility and convenience.

ENTRANCE HALL

Entrance door to the front leading to the hallway with laminate flooring, radiator, built in storage cupboard and access to the loft.

LOUNGE

10'10" x 14'1" (3.32 x 4.3)

A cosy main reception room to the front elevation with a double glazed window, radiator and log burner set into fireplace.



SECOND RECEPTION AREA

8'6" x 11'8" (2.6 x 3.56)

Partially open plan to the kitchen diner, the room provides a dedicated eating area or cosy place to sit with a further log burning stove.



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ADDITIONAL IMAGE



KITCHEN DINER

8'1" x 19'0" (2.48 x 5.81)

Fitted with a range of wall and base units with roll top work surfaces and a sink drainer unit with mixer tap, integrated double oven and hob with extractor fan, plumbing for dishwasher and space for under bench fridge. Double glazed windows to the rear and side and french doors leading to the rear garden.



UTILITY ROOM

The utility room provides an excellent storage area with fitted shelving along with a double glazed window to the front, plumbing for washing machine and an external door to the rear garden.

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BEDROOM ONE

12'0" x 12'0" including wardrobes. (3.68 x 3.67 including wardrobes.)
To the rear elevation with double glazed picture window, radiator and fitted wardrobes.



BEDROOM TWO

10'11" x 7'11" inc. wardrobes (3.33 x 2.42 inc. wardrobes)
Double glazed window to front, radiator and fitted wardrobes.



BATHROOM/WC

Fitted with a wc, wash hand basin and bath with mains shower over. The walls and floors are tiled and there is a heated towel rail, built in storage cupboard and extractor fan.



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EXTERNALLY

The rear of the property has a good size garden which is enclosed and has a range of patio and planted areas. The front of the property has a gravelled garden and hedgerow providing a good degree of privacy.



PARKING

The property has a driveway to the side providing parking for 2-3 cars.

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 is one current active planning permissions for Abbey Gate. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S5144AQSMR00> 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

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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.

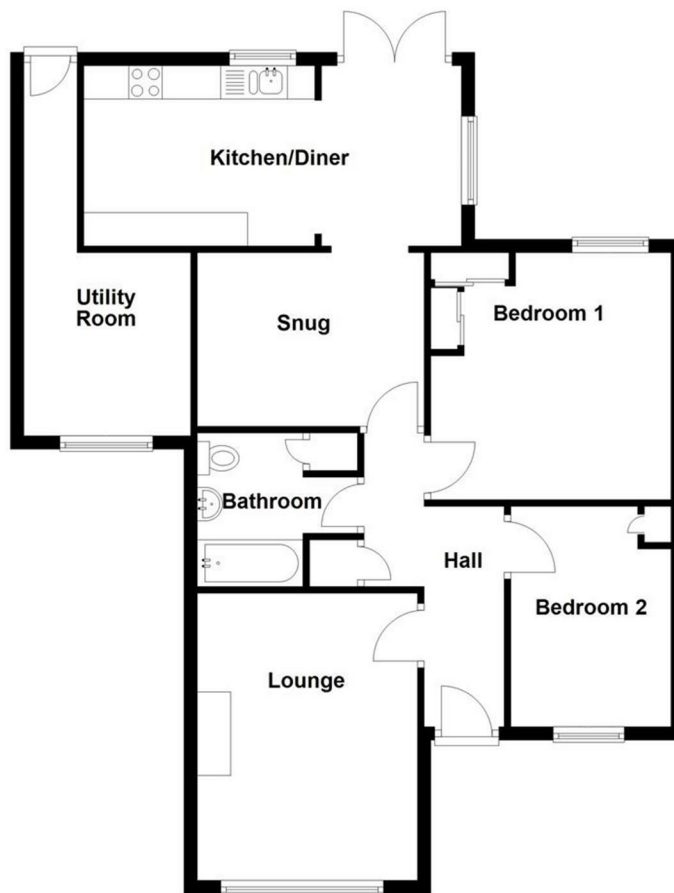
GOOGLE MAPS - GENERAL NOTE

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

Ground Floor



Total area: approx. 83.5 sq. metres (898.9 sq. feet)

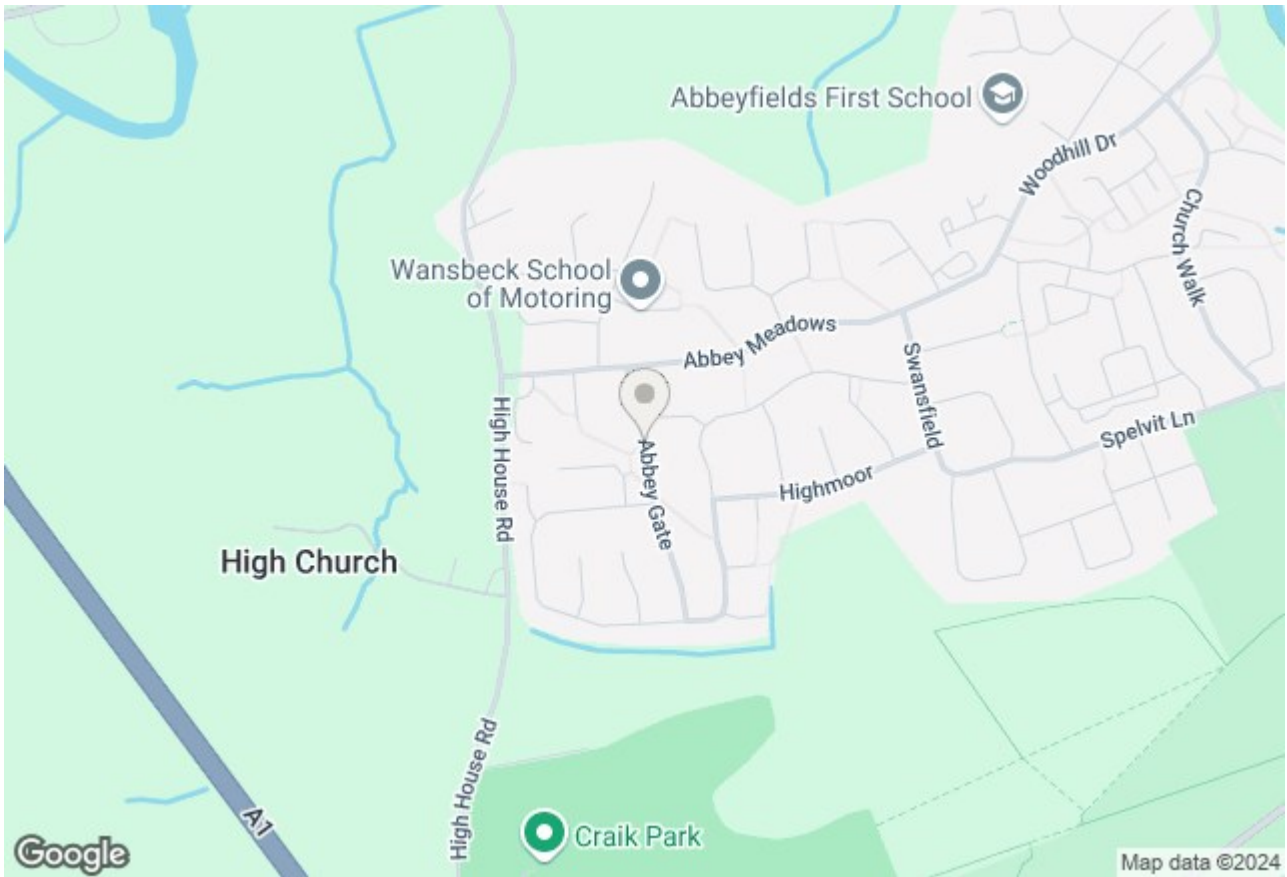
Abbey Gate

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(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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