

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

16 WANSDYKE MORPETH NE61 3RL



- Three Bedroom Detached
- Extended To Ground Floor
- Sought After Location
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Available With No Further Chain
- Garage & Parking
- EPC: E
- Council Tax Band: D

Offers Over £300,000

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This charming three-bedroom detached home, situated on the desirable Lancaster Park estate, some updating is required, just a short distance from Morpeth town centre. The property has been extended to the ground floor, providing generous space and the opportunity to update to suit individual requirements. Offered with no upper chain, it presents an excellent chance for buyers to personalize their new home that briefly comprises of:- Entrance hall, ground floor wc, lounge, dining room and kitchen. To the first floor there are three bedrooms and a shower room/wc. Externally the property has gardens to the front and rear, and a single garage with driveway for off street parking. The estate is a popular choice with families being well spaced out with lots of room to play and also benefits from a first school on site. Morpeth town centre offers a superb range of amenities, including schooling for all ages, local shops, and high street retailers. There are excellent transport links, including easy access to the A1, public transport options, and Morpeth train station, which is on the East Coast Mainline.

ENTRANCE HALL

Entrance door to the side leading to the entrance hall with a radiator, stairs leading to the first floor and a door to both the garage and rear garden.

GROUND FLOOR WC

Fitted with a wc and wash hand basin. Double glazed window to the side, radiator.

LOUNGE

3.61 X 5.46

To the front elevation with two double glazed windows, radiator, electric fire in decorative surround and double doors leading to the dining room.

ADDITIONAL IMAGE

DINING ROOM

18'0" x 8'8" (5.5 x 2.66)

Part of the ground floor extension with double glazed patio doors leading to the rear garden and a radiator.

BREAKFASTING KITCHEN

Fitted with wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated double oven and a gas hob. Double glazed window to the rear, understair storage cupboard, floor standing boiler, radiator and laminate floor.

ADDITIONAL IMAGE

FIRST FLOOR LANDING

BEDROOM ONE

10'2" x 10'11" (3.10 x 3.33)

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

BEDROOM TWO

7'11" x 11'8" (2.43 x 3.56)

Double glazed window to the rear, radiator and built in storage cupboard.

BEDROOM THREE

6'8" x 10'2" (2.04 x 3.1)

Double glazed window to the front, radiator.

SHOWER ROOM / WC

Fitted with a wash hand basin, wc and shower in walk in cubicle with glass screen. double glazed window to the rear, radiator.

EXTERNALLY

The front of the property has a driveway providing off street parking and access to the garage. There is also a lawned front garden.

The rear of the property has an enclosed garden with patio, lawn and gravelled areas.

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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 Ultrafast broadband. Mobile -Limited/None with all suppliers . Ofcom Broadband & Mobile Checker November 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 are two current active planning permissions for Wansdyke. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked November 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 Sourve gov.uk Checked November 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

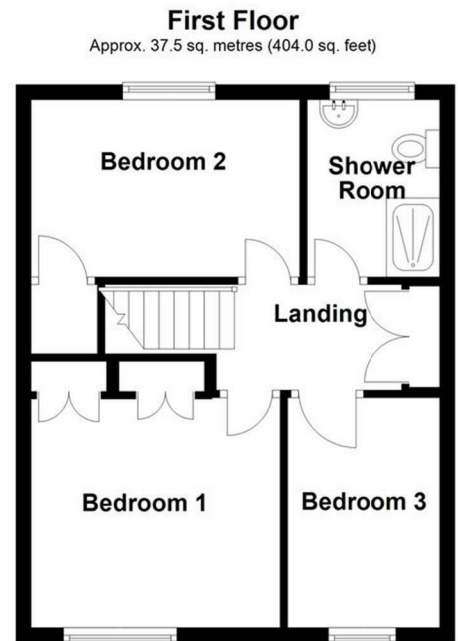
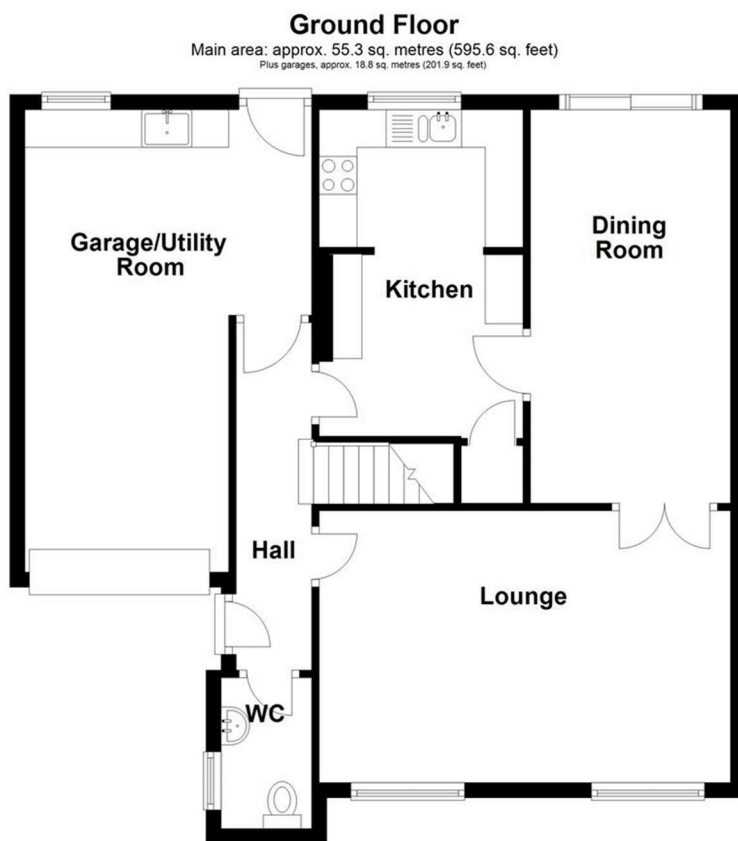
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

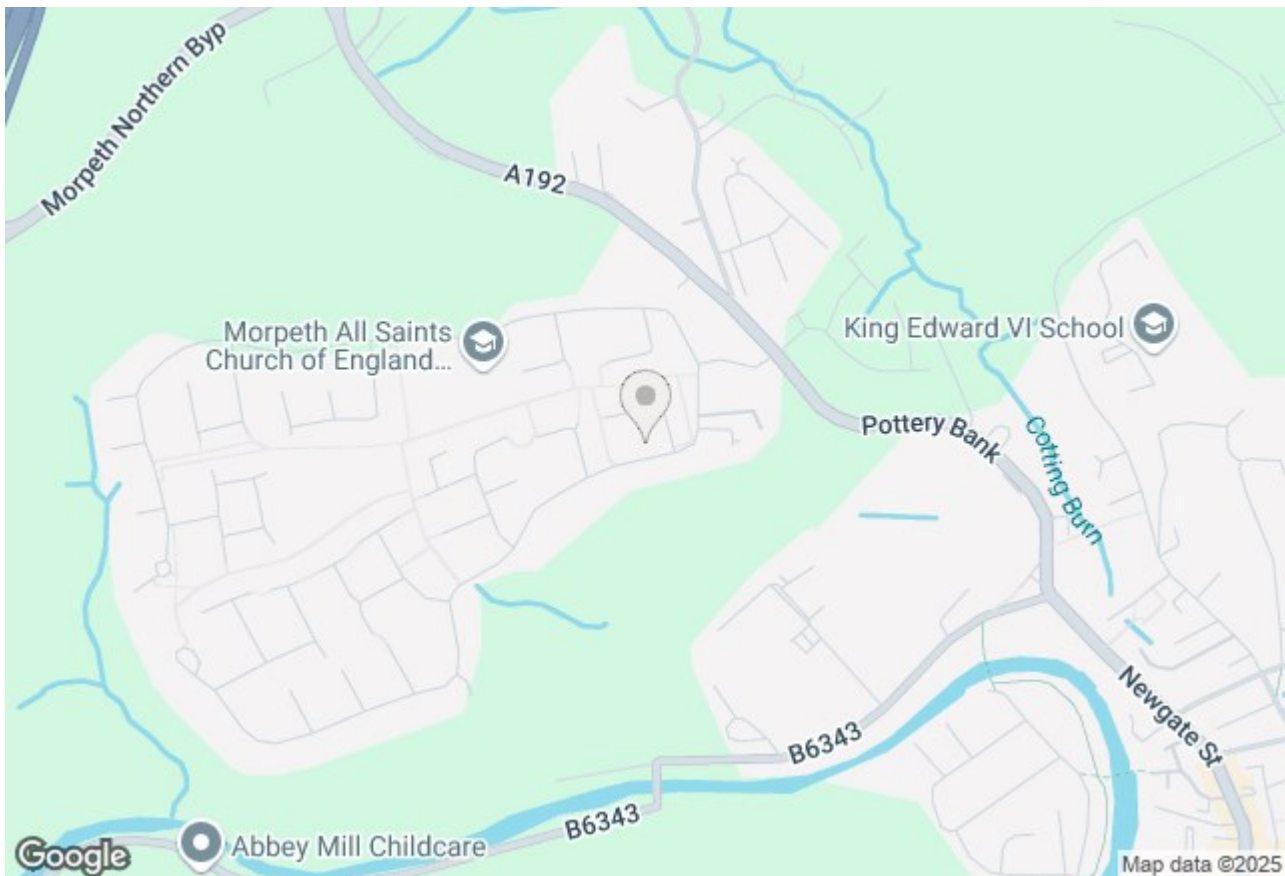
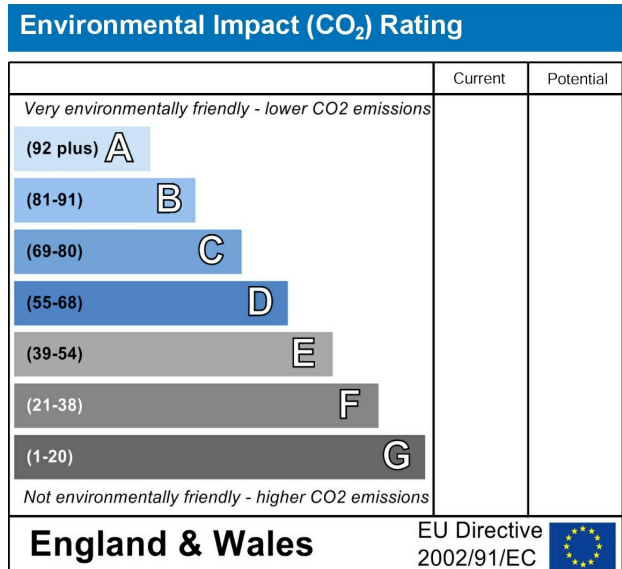
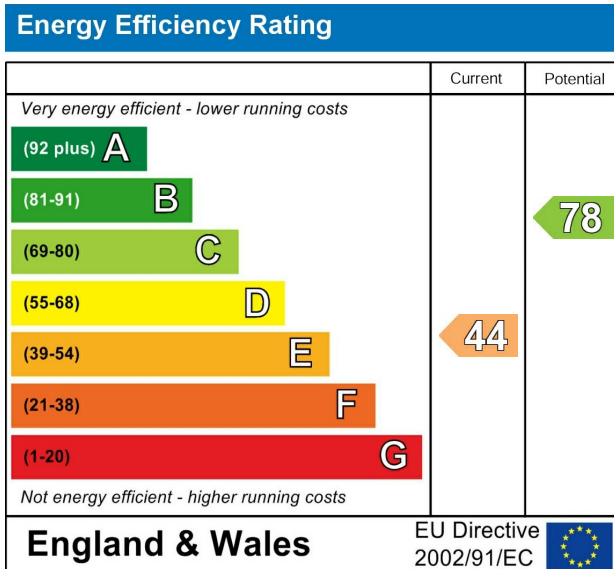
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BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Main area: Approx. 92.9 sq. metres (999.6 sq. feet)
Plus garages, approx. 18.8 sq. metres (201.9 sq. feet)
Wansdyke, Lancaster Park



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