

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

9 ABBEY MEADOWS MORPETH NE61 2BB



- Updated Semi Detached
- Southerly Rear Garden
- Garage & Parking
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Open Plan Kitchen Diner
- Three Bedrooms
- EPC: D
- Council Tax Band: C

Offers Over £275,000

9 ABBEY MEADOWS MORPETH NE61 2BB

This stylish three-bedroom semi-detached home situated on a large plot, located in the sought after Kirkhill Estate in Morpeth, is a perfect blend of modern living and convenience. Situated on Abbey Meadows, the property is within easy reach of local amenities, including community shops, a pub, the popular Abbeyfields First School, and great public transport links to the town centre. The town centre is just a short distance away, offering a comprehensive range of shops, both high street and independent, as well as a variety of cafes, bars, and restaurants. The town also provides schooling for all ages, health, and leisure facilities. For commuters, Morpeth train station on the East Coast Mainline, the bus station, and convenient access to the A1 make travel simple.

Recently fully renovated by the current owners, the home offers contemporary and tasteful living spaces throughout, comprising of an entrance hall, lounge, and an open-plan kitchen/diner with integrated appliances. French doors from the dining area lead to a south-facing rear garden, perfect for enjoying outdoor space. The property also includes a utility room, three bedrooms, and a sleek bathroom/WC. Outside, you'll find a well-maintained front and rear garden, an attached garage, and a large driveway offering plenty of off-street parking.

ENTRANCE HALL

Entrance door leading to hallway with a built in storage cupboard, Amtico flooring, radiator and stairs leading to the first floor.

LOUNGE

11'5" x 14'2" (3.5 x 4.33)

Measurements include alcoves.

The main reception room with a double glazed window to the front, radiator and a gas fire in decorative surround.



KITCHEN DINER

10'5" x 17'10" (3.2 x 5.46)

A family friendly, open plan space with the kitchen area comprising of: Fitted wall and base units with granite work surfaces, double bowl stainless steel sink drainer unit with mixer tap and integrated appliances to include a double oven, hob with extractor hood, fridge freezer and dishwasher. Continuation of Amtico flooring from the hallway. There is also a double glazed window to the rear and access to the utility room.



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DINING AREA

Open plan from the kitchen with double glazed french doors with plantation shutters to the rear garden and a radiator.



ADDITIONAL IMAGE



UTILITY ROOM

Fitted with wall and base units with roll top work surfaces, sink drainer unit with mixer tap, plumbing for washing machine and a radiator. Double glazed window and external door to the rear and a door providing access to the garage.



FIRST FLOOR LANDING

Double glazed window to the side, access to the fully insulated loft. (Loft has been boarded for storage).

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BEDROOM ONE

11'9" x 9'9"* (3.59 x 2.99*)

*Measurements include door alcove but exclude wardrobes.

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



BEDROOM TWO

10'7" x 8'10" excluding door recess (3.25 x 2.71 excluding door recess)

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



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BEDROOM THREE

8'7" x 7'8" exc. wardrobes (2.62 x 2.35 exc. wardrobes)

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



BATHROOM/WC

Fitted with a wc and wash hand basin in vanity unit and a panelled bath with shower over. Tiling to walls and floor. Double glazed windows to the rear, heated towel rail and extractor fan.



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EXTERNALLY

The front of the property has a large driveway for off street parking for approximately 4 cars, bordered with flower beds either side and provides access to the garage which has an electric door and a tap fitted with a hose reel and also houses the Worcester-Bosch gas combi boiler.

The rear of the property is roughly south facing with an enclosed garden with lawn and patio area, with a fitted outside tap with hose reel, and outdoor lighting and electric point.



ADDITIONAL IMAGE



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.

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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 Ultra and Superfast broadband. Mobile - Limited with the majority of suppliers . Ofcom Broadband & Mobile Checker January 2025).

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 currently no active planning permission for NE61 2BB. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked January 2025.

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 Checked January 2025.

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.

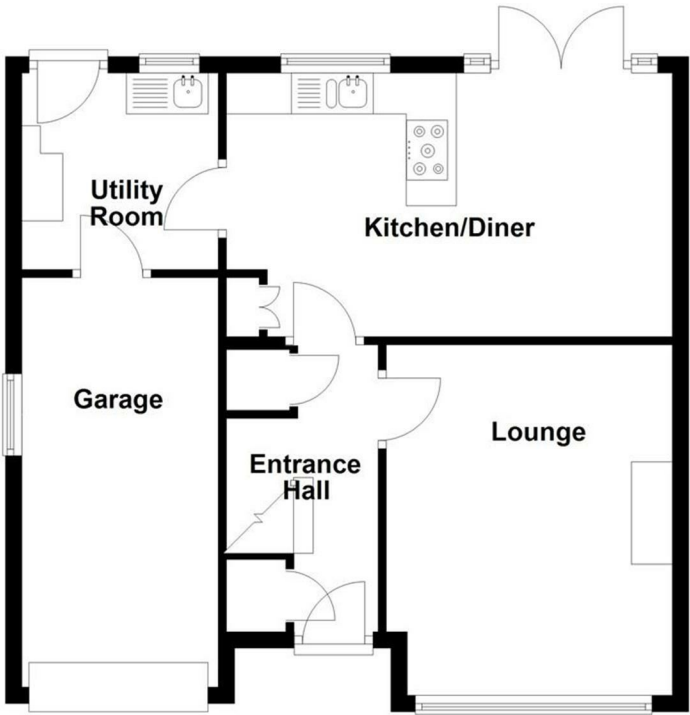
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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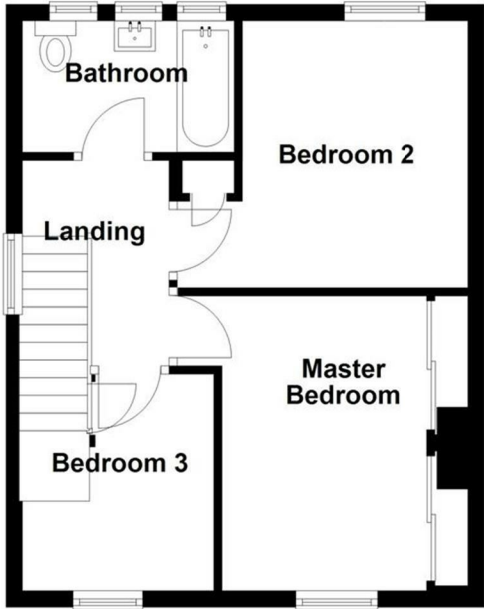
Ground Floor

Main area: approx. 45.7 sq. metres (492.0 sq. feet)
Plus garages, approx. 12.0 sq. metres (129.2 sq. feet)



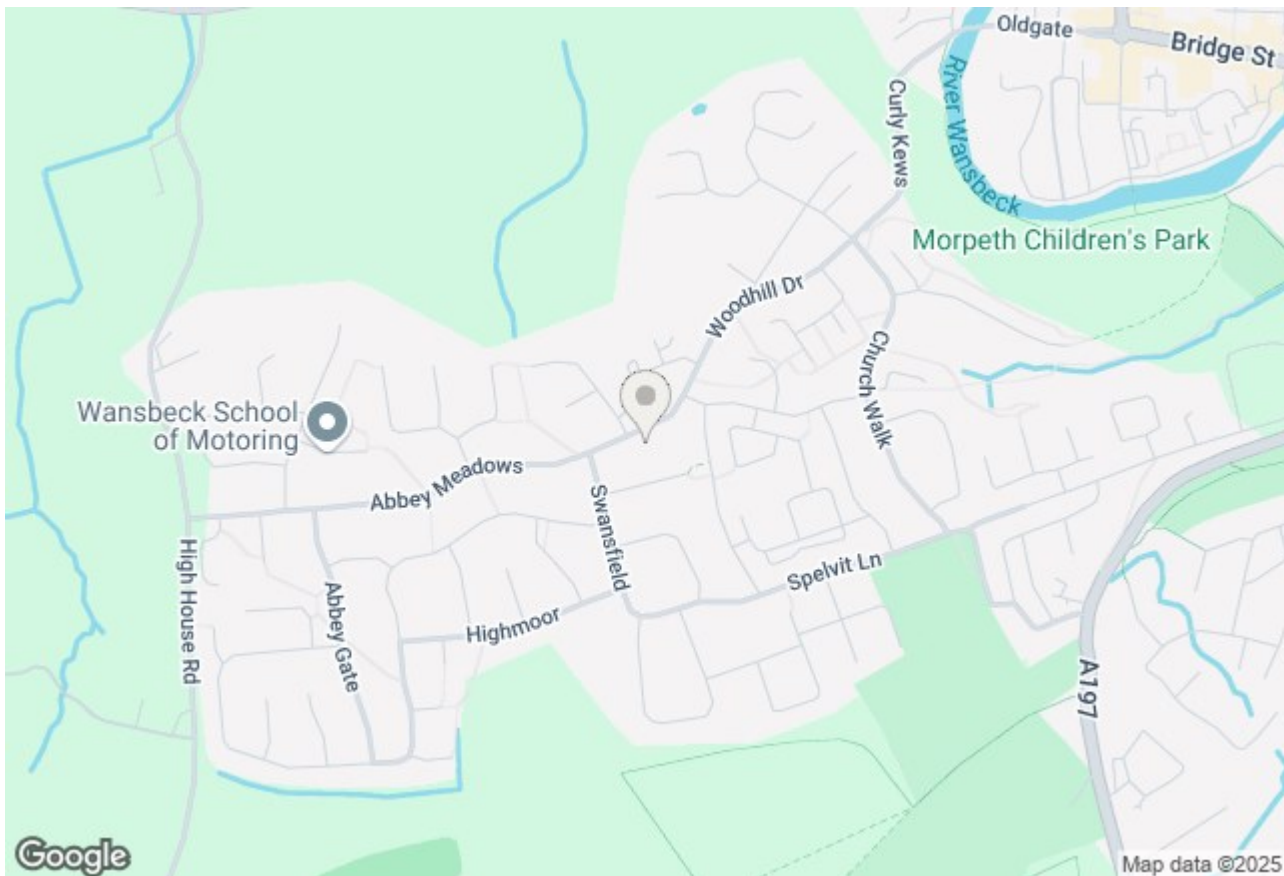
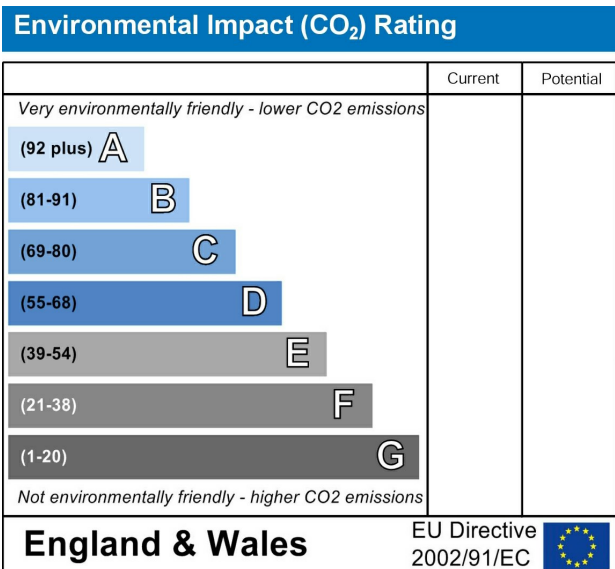
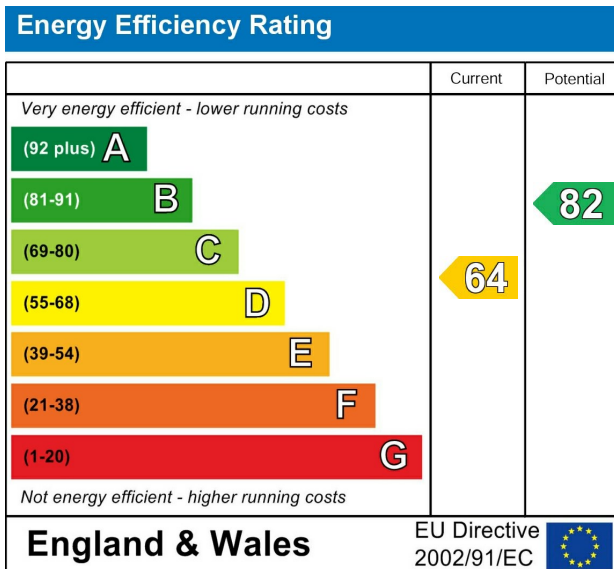
First Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



Main area: Approx. 83.7 sq. metres (901.1 sq. feet)
Plus garages, approx. 12.0 sq. metres (129.2 sq. feet)

Abbey Meadows



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