

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**18 WESTGATE MORPETH NORTHUMBERLAND NE61 2BH**



- Three Bedroom Detached Bungalow
- Highly Sought After Location
- EPC Rating: C
- Tenure: Freehold

- Gardens & Double Garage
- Recently Renovated To A Very High Standard
- Council Tax Band: E
- Services: Mains GCH, Electric, Water, Drainage & Sewage

**Offers Over £440,000**

# 18 WESTGATE MORPETH NORTHUMBERLAND NE61 2BH

Fully Refurbished Three-Bedroom Detached Bungalow in Newminster Park, Morpeth

This beautifully refurbished three-bedroom detached bungalow, located in the highly sought-after Newminster Park area of Morpeth, offers an exceptional level of comfort and style. Situated toward the top of Kirkhill, with access to High House Bank and Woodlands, this property is ideally positioned for both peaceful living and convenient access to Morpeth Town Centre, which is just a short distance away and offers a wide array of shops, cafes, bars, restaurants, and health and leisure facilities. Excellent transport links to the A1 make it ideal for those needing to travel further afield.

Having undergone a complete refurbishment, the property now boasts updated kitchen and bathrooms, new décor throughout, and fresh joinery, providing a contemporary and move-in-ready home. The accommodation briefly comprises: an entrance porch leading to a welcoming entrance hall, a spacious and light-filled lounge diner overlooking the rear garden, a newly updated kitchen with a separate utility area, a master bedroom with fitted wardrobes and a newly installed en suite shower room/WC, two further bedrooms, both with fitted wardrobes, and a modern family bathroom/WC.

Externally, the property enjoys mature gardens to both the front and rear, a good-sized driveway, and a detached double garage. The front of the property offers a pleasant outlook over the edge of High House Woods, providing a lovely rural feel. Available with the advantage of no further chain, this home is an ideal choice for those seeking a high-quality bungalow in a desirable location.

Given the extensive refurbishments and prime location, we anticipate a high level of interest in this property. Viewing at the earliest opportunity is highly recommended to avoid disappointment.

## ENTRANCE HALL

Modern, composite entrance door leading to a welcoming hallway with Amtico flooring which continues through to the lounge and dining area. There are two built in storage cupboard providing useful storage space and a hatch providing access to the loft.



## LOUNGE DINER

15'8" x 21'5" (4.78 x 6.53)

This spacious lounge diner offers a bright and airy atmosphere, with double-glazed windows on three sides that flood the room with natural light throughout the day. The open-plan design provides a generous area for both living and dining, perfect for entertaining or relaxing. Patio doors open onto the rear garden, creating a seamless connection between indoor and outdoor living spaces. This well-lit, versatile room offers a welcoming and comfortable environment for any occasion.





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## ADDITIONAL IMAGE



## KITCHEN

*15'8" max x 8'10" (4.8 max x 2.7)*

The kitchen exudes contemporary style and is finished to a high standard. It features a range of wall and base units in a sleek black matte finish, complemented by brass handles and a marble worktop with full-height upstands, adding a touch of simple elegance. The space includes an induction hob with an extraction unit above, an integrated dishwasher, fridge freezer, combination oven/microwave, additional electric oven and an under-mounted black sink with a mixer tap. The back wall showcases a series of further, matching black units whilst a concealed unit houses plumbing for a washing machine and space for a tumble dryer. A double glazed window to the rear overlooks the garden, and there is a composite door providing access to the side, adjacent to the driveway.



## ADDITIONAL IMAGE



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## MASTER BEDROOM

*10'7" x 10'8" excluding wardrobes (3.23 x 3.27 excluding wardrobes)*  
The master bedroom is a sumptuous space, offering ample room for a king-sized bed. Fitted with two sets of floor-to-ceiling wardrobes providing generous storage. Additionally, a door leads through to the en-suite, adding convenience and privacy.



## ADDITIONAL IMAGE



## ENSUITE/WC

The en-suite features a black suite complemented with gold fittings, including a walk-in shower, a low-level push-button WC within a concealed unit, and a wash hand basin within a vanity unit. The walls and floor are fully tiled and there are spotlights to the ceiling along with a heated towel rail and double glazed window.



## BEDROOM TWO

*7'4" excluding wardrobes x 11'11" (2.24 excluding wardrobes x 3.64)*  
A spacious double room with ample space for a bed and floor-to-ceiling fitted wardrobes. A side window brings in plenty of natural light.





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## BEDROOM THREE

6'10" x 11'10" (2.09 x 3.63)

Measurements include built in wardrobes.

A small double room featuring newly fitted, contemporary-style sliding door wardrobes and a double glazed window to the front.



## BATHROOM/WC

The bathroom features a white suite, including a larger bath, a rectangular washbasin, and a low-level WC mounted on a unit, along with a walk-in shower cubicle. The black matte finish furniture complements the design. The walls are fully tiled in striking emerald green tiles, while the floor and shower wall are adorned with stone-colored herringbone ceramic tiles. Double glazed window, heated towel rail and spotlights illuminate the ceiling.



## ADDITIONAL IMAGE



## EXTERNALLY

The back garden is well proportioned, offering a charming outdoor space with mature planting, bushes, shrubs, and trees that create a heightened sense of privacy. A spacious paved patio area extends across the rear of the property, providing an ideal space for seating and outdoor dining during warmer months with a lawned area beyond.



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## ADDITIONAL IMAGE



## GARAGE & PARKING

A detached double garage featuring a recently fitted electric up-and-over door, complete with power and lighting. There is also a composite external door providing access to the rear garden.

The driveway provides access to the garage and ample off street parking.



## 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.

This property has a failed transaction for further information please speak with the office

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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 - Likely/Limited with the majority of suppliers . Ofcom Broadband & Mobile Checker January 2025).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Low risk. Source gov.uk January 2025.

Planning Permission - There is currently five active planning permission for Westgate. 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

We have been advised that the property is 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 E. Information taken from the 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

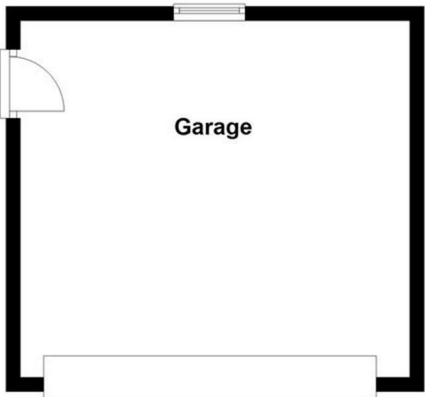
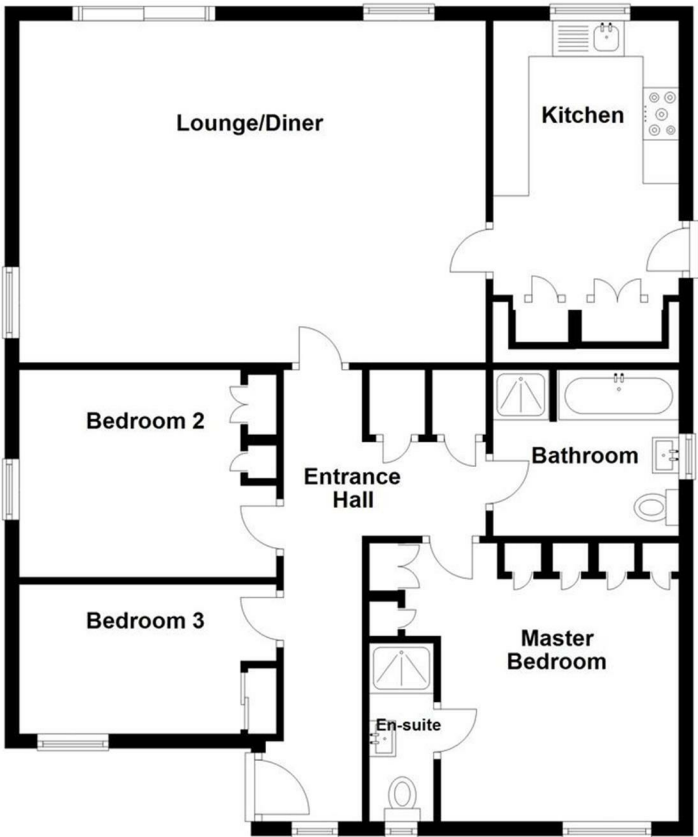
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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18 WESTGATE MORPETH NORTHUMBERLAND NE61 2BH

Ground Floor

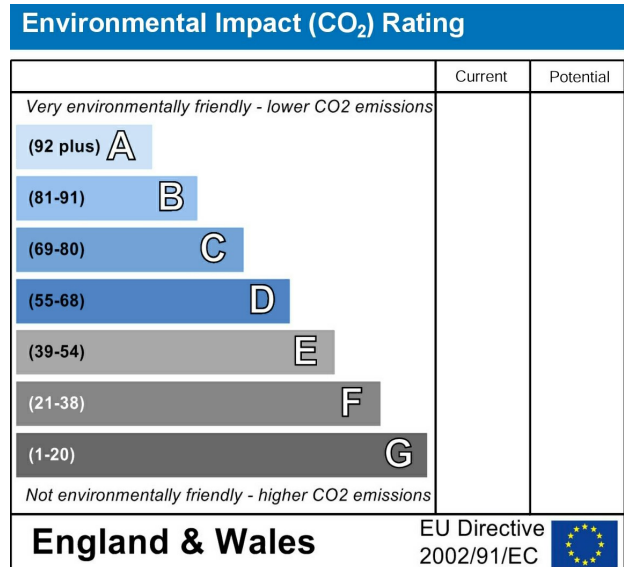
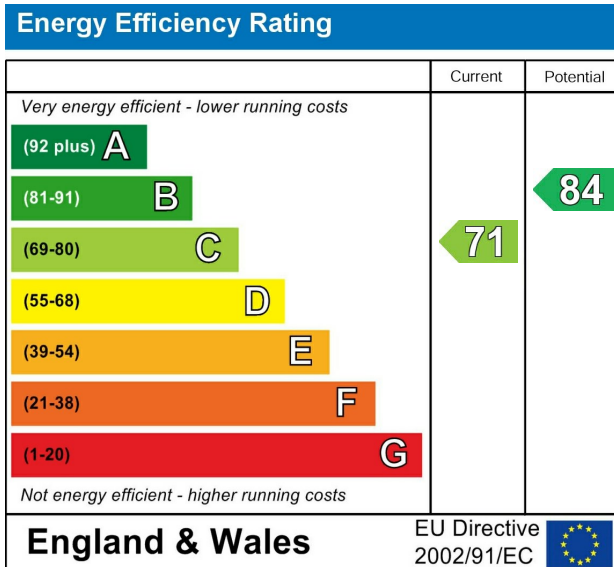


Main area: Approx. 96.3 sq. metres (1036.3 sq. feet)

Plus garages, approx. 27.2 sq. metres (292.4 sq. feet)

Westgate





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