

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

78 ABBEY MEADOWS MORPETH NE61 2YA



- Three Bedroom Semi Detached
- Utility Room & Conservatory
- Garage & Driveway
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Open Plan Kitchen Diner
- Good Size Rear Garden
- EPC: D
- Council Tax Band: C

Price £250,000

78 ABBEY MEADOWS MORPETH NE61 2YA

A three bedroom, semi detached home located in the highly sought after Kirkhill Estate in Morpeth. Positioned towards the quieter 'top end' of Abbey Meadows, the property offers a peaceful setting with convenient access to local amenities.

The accommodation includes an entrance porch, a spacious lounge, open-plan kitchen diner, conservatory, a utility room, and a first-floor landing leading to three bedrooms and a shower room/WC. Outside, the property has a generous rear garden that is not directly overlooked, a front garden, a garage, and a driveway providing off-street parking.

Kirkhill offers a range of local amenities, including a convenient bus service, community shops, a pharmacy, and a well-regarded first school. The property is also ideally placed for scenic walks through High House Woods and beyond.

Morpeth, a thriving market town, provides a wealth of further amenities, including a variety of shops, supermarkets, restaurants, and cafes, along with leisure facilities and excellent transport links, including a train station with regular services to Newcastle, Edinburgh and London.

ENTRANCE PORCH

Entrance door to front with single glazed windows and inner door to the lounge.

LOUNGE

14'3" x 17'10" max (4.35 x 5.46 max)

* Measurement includes staircase

Large double glazed window to the front, radiator, built in storage cupboard and stairs leading to the first floor.



ADDITIONAL IMAGE



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KITCHEN DINER

11'0" x 17'11" (3.36 x 5.47)

A large open plan space with kitchen area having fitted wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated oven, hob and extractor hood. Double glazed window to the rear, radiator and door to the utility room.

The dining area has a radiator and double glazed french doors leading to conservatory



ADDITIONAL IMAGE



CONSERVATORY

8'2" x 9'2" (2.51 x 2.8)

Double glazed windows and external door to the rear garden.



UTILITY ROOM

Fitted with wall and base units, sink unit with dual taps, plumbing for washing machine and an enclosed wc. Double glazed window to the rear and external door to the rear garden.

FIRST FLOOR LANDING

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BEDROOM ONE

10'9" x 8'10" (3.3 x 2.7)

Measurement excludes cupboard and door recess.

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



BEDROOM TWO

11'8" x 9'11" (3.56 x 3.04)

Double glazed window to the front, radiator.



BEDROOM THREE

7'8" x 8'6" inc. wardrobes (2.34 x 2.61 inc. wardrobes)

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



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SHOWER ROOM/WC

Fitted with a wc, wash hand basin and shower with glass screen. Double glazed windows and radiator.



EXTERNALLY

The rear of the property has a good size garden which is not directly overlooked.

The front of the property has a further garden and driveway for off street parking an access to the garage.



GARAGE & PARKING

The property has a driveway that accommodates two cars, although access (dropped kerb) is only in place for one car.

The garage has an up and over door, power and lighting.

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 - Likely 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 one active planning permission for Abbey Meadows. 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

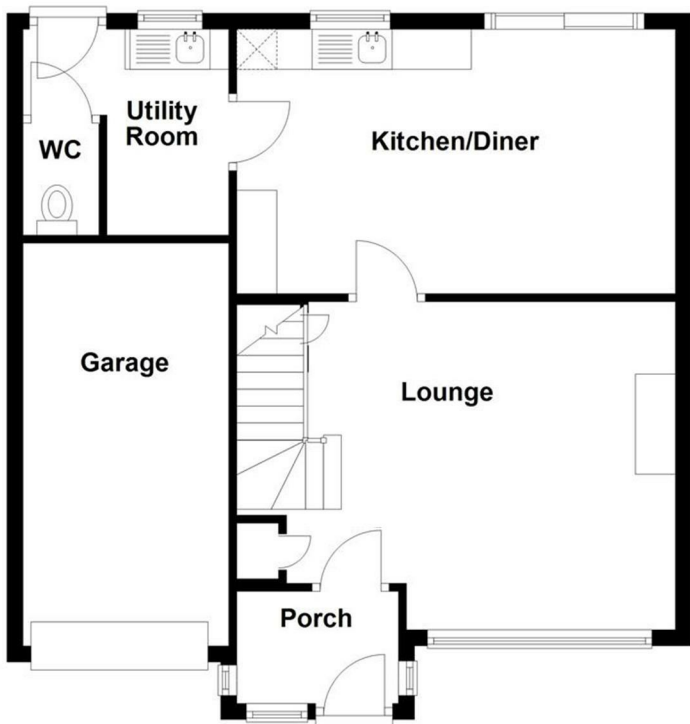
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

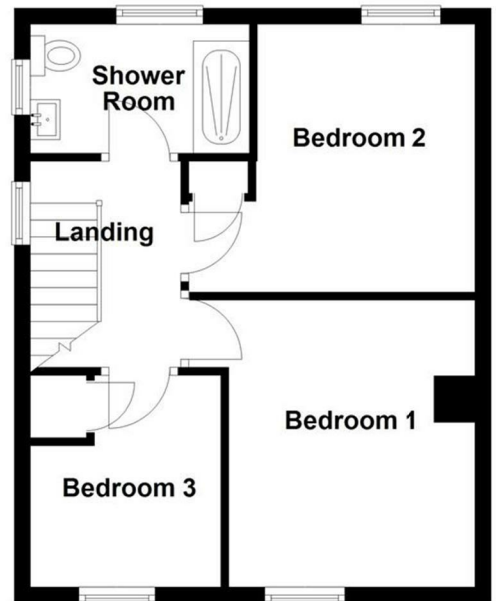
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Ground Floor



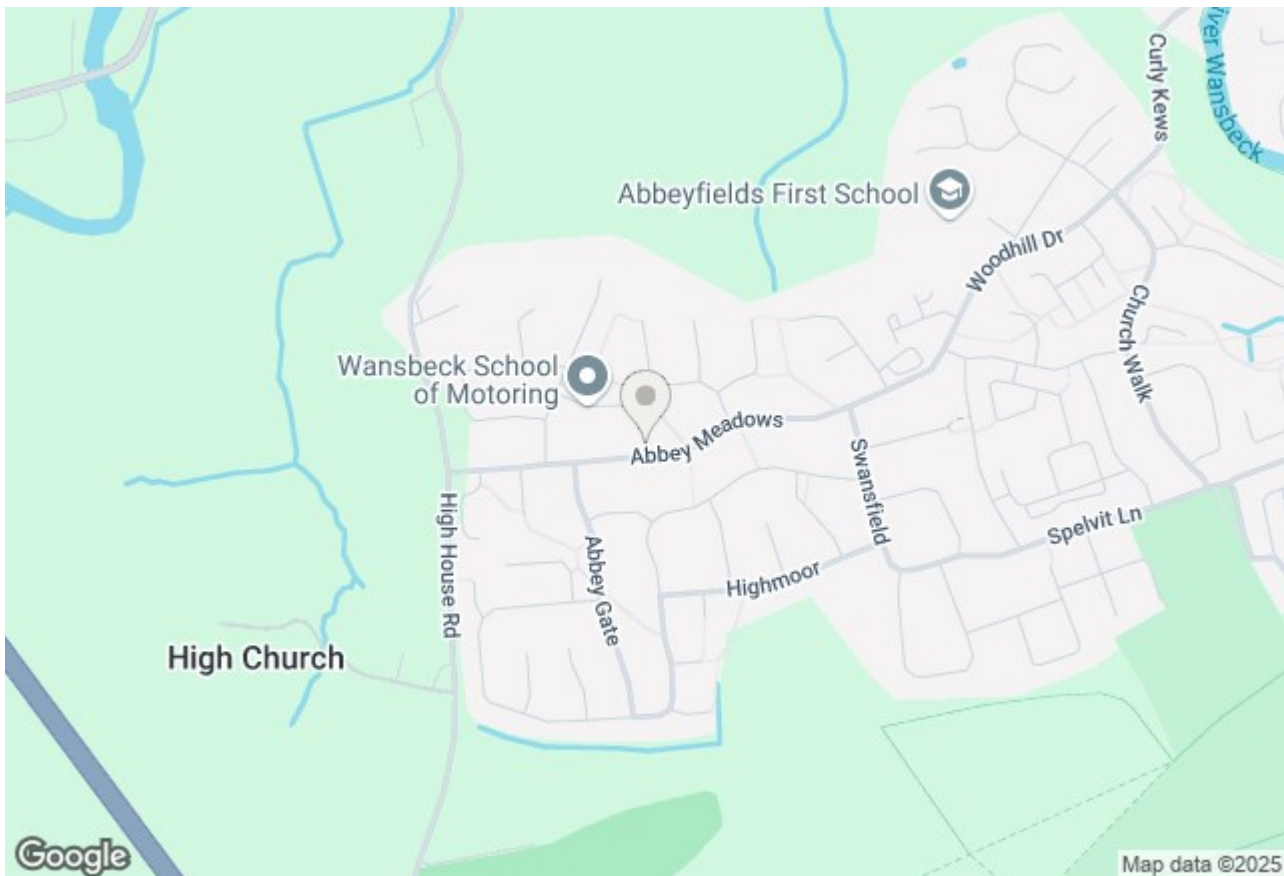
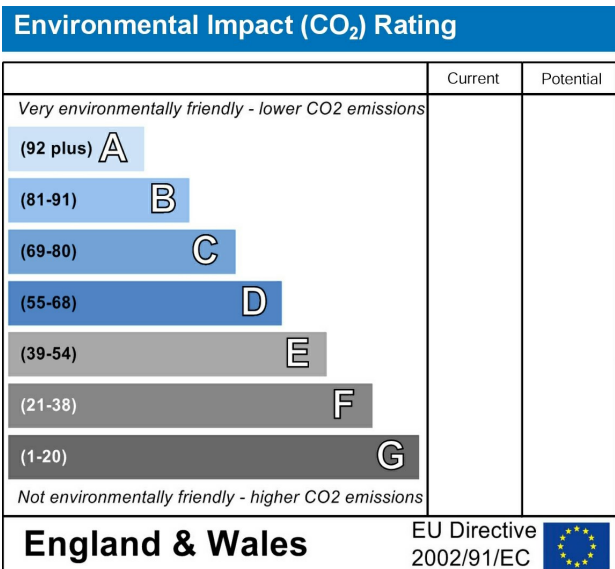
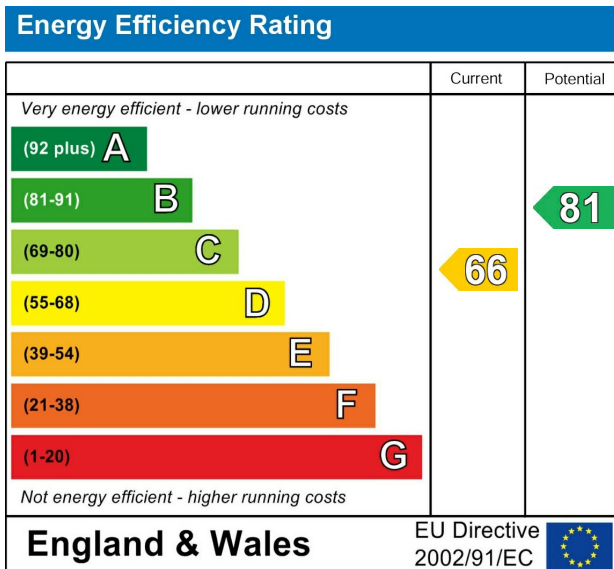
First Floor



Main area: Approx. 87.7 sq. metres (944.5 sq. feet)

Plus garages, approx. 12.9 sq. metres (138.4 sq. feet)

Abbey Meadows



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