

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

MEADOWVILLE WEST THIRSTON MORPETH NE65 9QB



- Three Bedroom Semi Detached Home
- Open Plan Kitchen Diner
- No Further Chain
- Tenure: Freehold
- Mains: GCH, Electric, Drainage, Sewerage, Water

- Semi Rural Location
- Updated Shower Room/wc
- EPC: C
- Council Tax Band: B

Offers In The Region Of £260,000

MEADOWVILLE WEST THIRSTON MORPETH NE65 9QB

Charming 3-Bedroom Semi-Detached Home in West Thirston, Morpeth. Nestled in the heart of the picturesque village of West Thirston, this delightful three-bedroom semi-detached property offers a wonderful combination of charm, practicality, and potential. Perfect for families, first-time buyers, or anyone looking to create their dream home, this property is brimming with possibilities.

Offering, Open-Plan Living: The heart of the home is the spacious open-plan kitchen and dining area, ideal for modern family living and entertaining.

Large Utility Area: A generously sized utility space adds convenience and functionality, offering ample room for storage and practical needs.

Garage & Off-Street Parking: With off-street parking to the rear and a garage, there's plenty of space for vehicles and extra storage.

Good-Sized Garden: The front garden is a fantastic outdoor area, perfect for relaxation, play, or further landscaping to suit your personal style.

Huge Potential: This property presents an excellent opportunity to put your own stamp on it, with scope for updates and enhancements.

West Thirston is a charming village that perfectly captures the beauty and tranquility of Northumberland. Set along the banks of the River Coquet, the village is known for its scenic walks, countryside views, and welcoming community. Nearby, the historic market town of Morpeth offers an array of amenities, including boutique shops, cozy cafes, pubs, and restaurants.

For outdoor enthusiasts, the surrounding area boasts stunning natural landscapes, with access to the Northumberland National Park and the stunning coastline just a short drive away. The location also benefits from excellent transport links, making it easy to explore the region or commute to Newcastle and beyond.

This property offers the perfect opportunity to enjoy the charm of village living while remaining close to modern conveniences. Don't miss your chance to view this versatile home—contact us today to arrange a visit!

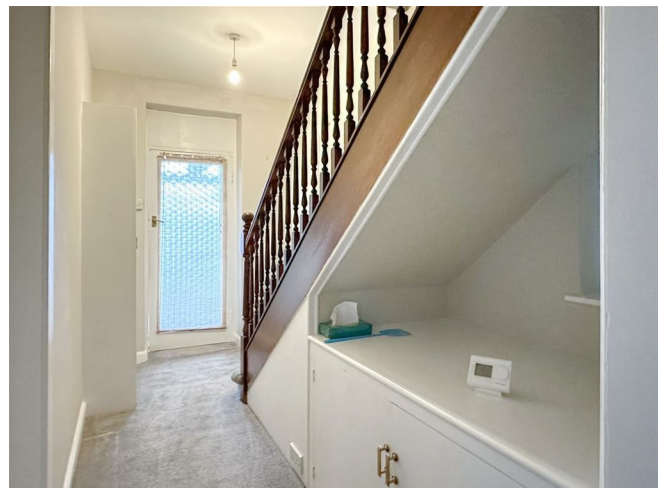
ENTRANCE PORCH

Double glazed windows with entrance door to the side, inner door to the hallway.



ENTRANCE HALL

Stairs leading to the first floor, radiator and built in storage cupboards.



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LOUNGE

11'11" x 14'0" (3.64 x 4.29)

Measurements exclude alcoves.

To the front elevation with a double glazed window, radiator, wall mounted electric fire and built in storage to alcoves.



KITCHEN DINER

18'8" x 10'9" maximum measurements (5.69 x 3.29 maximum measurements)

3.29m is the width of the dining room, the kitchen width is narrower at 2.17m

A spacious, open plan kitchen diner with fitted wall and base units with roll top work surfaces, sink drainer unit with dual taps and an integrated electric oven and hob with extractor hood and a double glazed window to the rear. The dining area has a further double glazed window, radiator and fireplace with fitted storage cupboards to the alcoves.



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



UTILITY ROOM

23'6" x 4'10" (7.17 x 1.49)

Fitted with a range of wall and base units with roll top work surfaces, plumbing for washing machine and double glazed windows to front and rear. External door to the rear and door to the garage.



FIRST FLOOR LANDING

Double glazed window to the side, built in storage cupboard.

BEDROOM ONE

A good size main bedroom with fitted wardrobes, double glazed window and radiator.



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BEDROOM TWO

10'2" x 10'7" excluding wardrobes (3.11 x 3.25 excluding wardrobes)
Double glazed window to the rear, radiator and fitted wardrobes and storage.



BEDROOM THREE

8'8" x 8'2" maximum (2.66 x 2.5 maximum)
Double glazed window, radiator.



SHOWER ROOM/WC

Recently fitted with a mains shower and glass shower screen, wash hand basin and wc. Double glazed window, radiator and heated towel rail.



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EXTERNALLY

The front of the property has an enclosed garden, mainly lawned and with a summerhouse.

The rear of the property has a shared hard standing area providing access to the garage and allowing for off street parking.



ADDITIONAL IMAGE



GARAGE

Attached garage with up and over door, door to utility and external door to the side.

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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 Ultra and Excluding 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 Meadowville. 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: B - Source gov.uk Checked January 2025.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

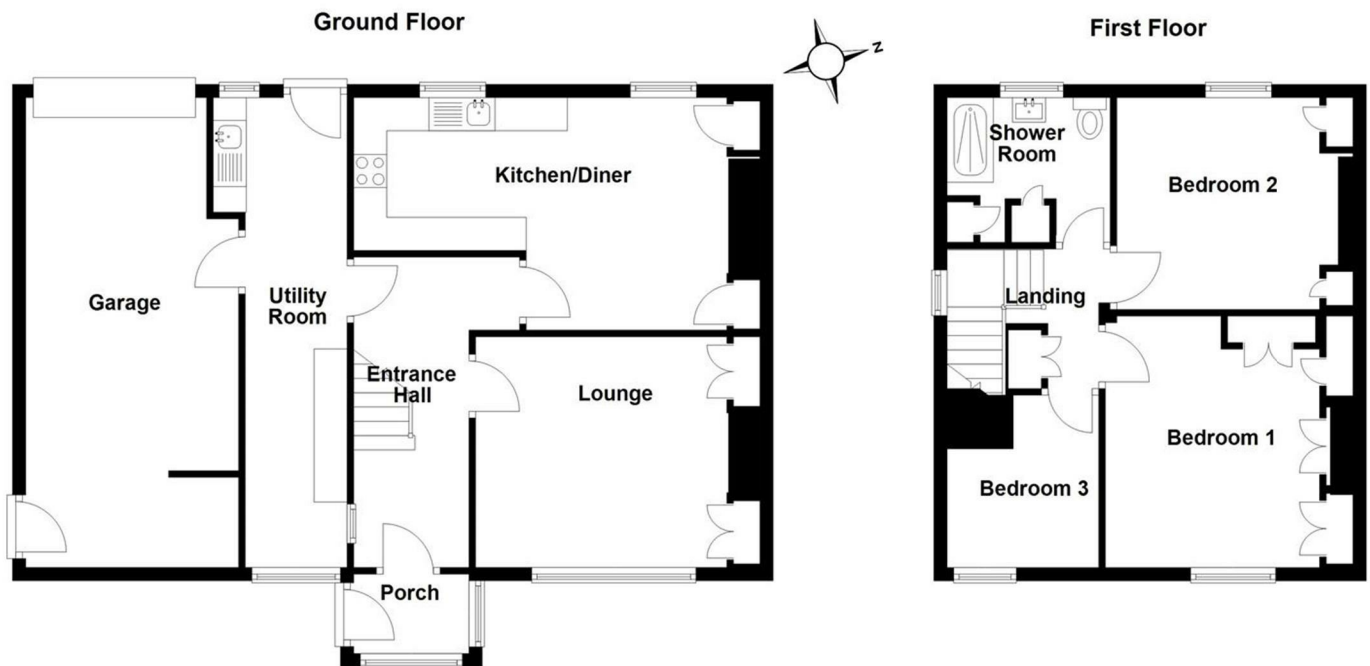
GOOGLE MAPS - GENERAL NOTE

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

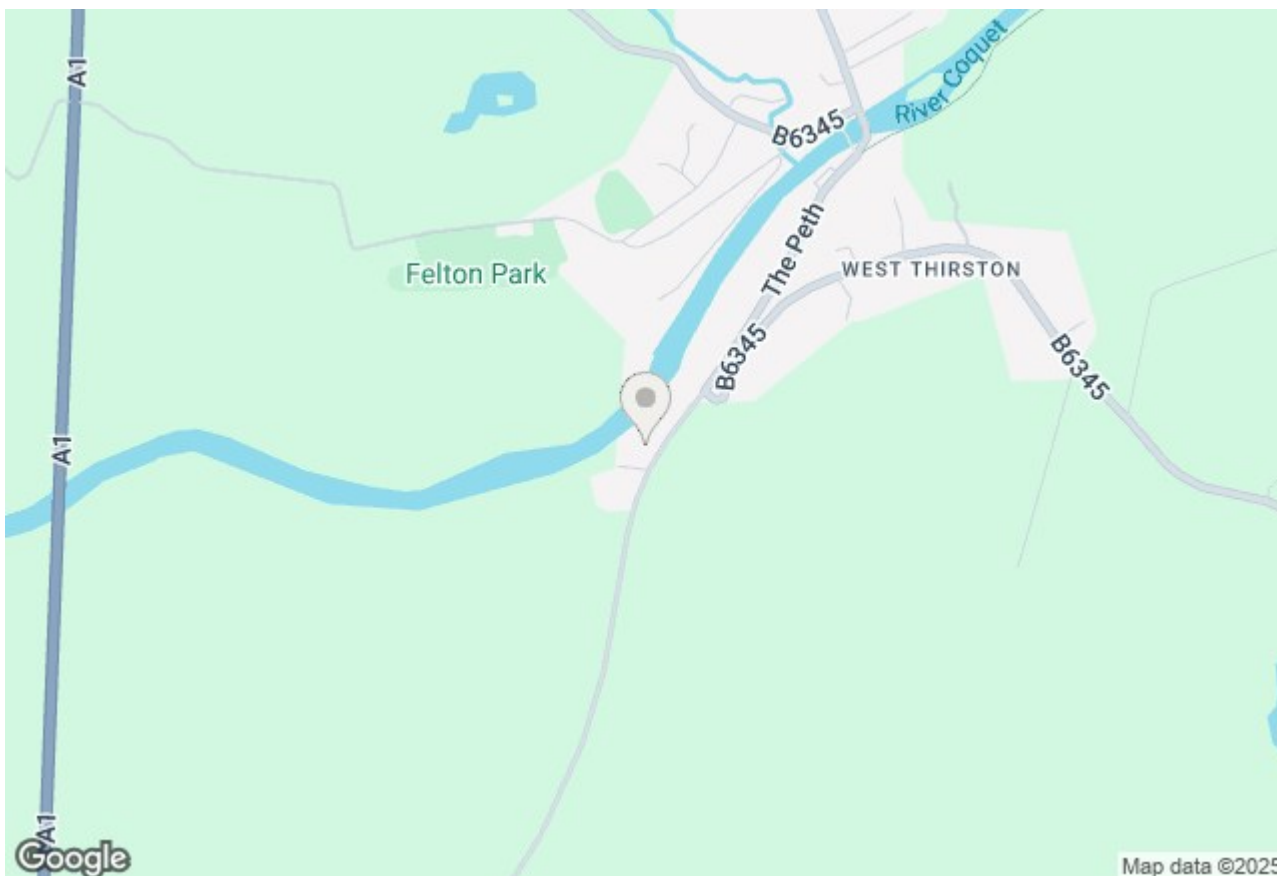
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Main area: Approx. 102.5 sq. metres (1103.3 sq. feet)
Plus garages, approx. 22.0 sq. metres (236.5 sq. feet)
Meadowville, West Thirston

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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