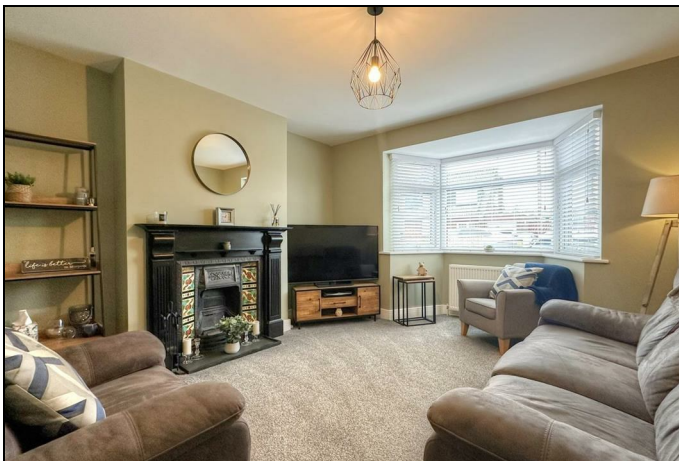


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

24 THE FAIRWAY LOANSDEAN MORPETH NE61 2DW



- Four Bedroom Semi Detached
- No Further Chain
- Large Side Garden
- Council Tax Band: D
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Ensuite To Master
- Parking x 3 Cars
- EPC: C
- Tenure: Freehold

Offers Over £310,000

24 THE FAIRWAY LOANSDEAN MORPETH NE61 2DW

This extended four-bedroom semi-detached home is situated on The Fairway in the highly desirable Loansdean area of Morpeth. Thoughtfully modernised, the property now benefits from a master bedroom with an en-suite, an updated family bathroom/WC, and refurbishment throughout much of the accommodation.

The ground floor comprises an entrance hall, a comfortable lounge, kitchen, dining room, and a utility room. Upstairs, the master bedroom boasts fitted wardrobes and an en-suite shower room, complemented by three additional bedrooms and a stylish family bathroom.

Externally, the home features a recently tarmacked driveway providing parking for three cars, an attached garage, a rear garden and a larger side garden.

Located in Loansdean, this property enjoys a prime position within easy reach of Morpeth town centre, offering an excellent range of shops, cafés, restaurants, schools and leisure facilities. Loansdean also benefits from a local Co-op convenience store, Morpeth First School, and excellent transport links, including Morpeth train station and access to the A1, making it an ideal choice for commuters.

This is a fantastic opportunity to secure a beautifully modernised family home in one of Morpeth's most sought-after locations.

ENTRANCE HALL

Entrance door to the front leading to a welcoming hallway with radiator and stairs to the first floor with understair storage cupboard.



LOUNGE

12'5" x 15'9" into bay (3.8 x 4.82 into bay)

An inviting main reception room with a double glazed bay window to the front, radiator and decorative fireplace.



24 THE FAIRWAY LOANSDEAN MORPETH NE61 2DW

DINING ROOM

3.37 x 3.35

Double glazed french doors leading to the rear garden, radiator.



KITCHEN

9'0" x 10'9" (2.76 x 3.29)

Fitted with wall ball and base units with roll top work surfaces, sink drainer unit with mixer tap, plumbing for dishwasher and an electric and gas cooker point with extractor hood. Double glazed window to the rear, radiator.

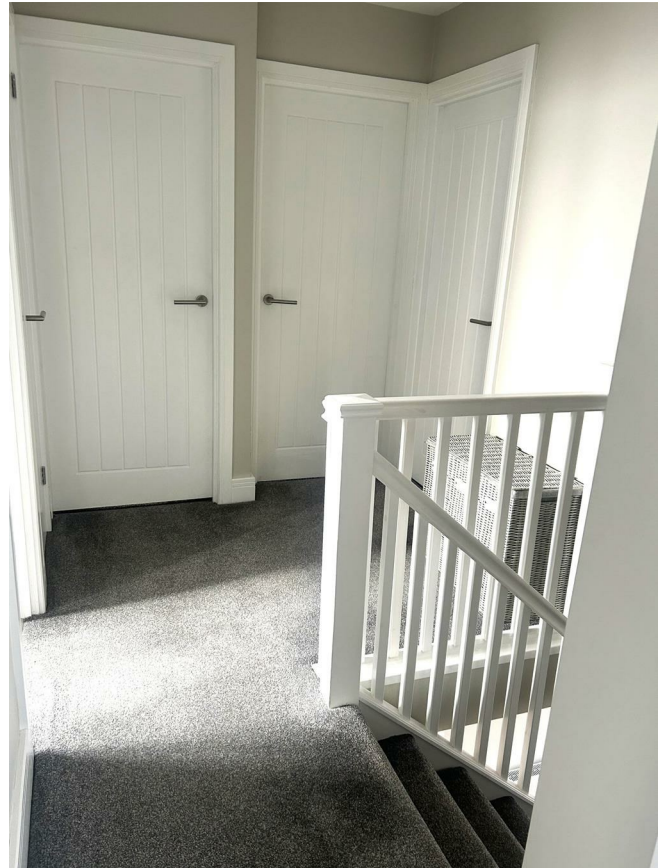


UTILITY ROOM

Double glazed window and external door to the rear garden, door to the garage, plumbing for washing and an enclosed wc.

24 THE FAIRWAY LOANSDEAN MORPETH NE61 2DW

FIRST FLOOR LANDING



BEDROOM ONE

20'9" x 8'3" (6.35 x 2.54)

Measurements include fitted wardrobes.

A spacious master bedroom with double glazed windows to the front and side, radiator and sliding door fitted wardrobes.



ENSUITE

Fitted with a wc, wash hand basin in vanity unit and a mains shower in cubicle. Double glazed window to the rear, radiator.

24 THE FAIRWAY LOANSDEAN MORPETH NE61 2DW

BEDROOM TWO

8'3" x 7'6" (2.54 x 2.31)

Measurements include some restricted head height.

Double glazed window to the front, radiator.



BEDROOM THREE

10'9" x 11'0" (3.3 x 3.37)

Double glazed window to the rear, radiator.



BEDROOM FOUR

9'8" x 8'8" (2.95 x 2.65)

Maximum measurements taken.

A single bedroom, currently utilised as a home office with a double glazed window to the front, radiator and fitted shelving.



24 THE FAIRWAY LOANSDEAN MORPETH NE61 2DW

BATHROOM/WC

A recently fitted bathroom with a wc, wash hand basin in vanity unit, mains shower in cubicle and bath with tile surround.



ADDITIONAL IMAGE



24 THE FAIRWAY LOANSDEAN MORPETH NE61 2DW

EXTERNALLY

The front of the property has been recently tarmacked to provide off street parking for up to three cars, aswell as providing access to the garage. the main garden is to the side of the property, the majority of which is lawned and enclosed with mature hedgerow. There is a further enclosed garden to the rear with lawn and decking.



GARAGE

Single garage with 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.

24 THE FAIRWAY LOANSDEAN MORPETH NE61 2DW

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 Available - Yes - (Ofcom Broadband & Mobile Checker February 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 9 Mbps 0.9 Mbps Good

Superfast 47 Mbps 8 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps Good

Mobile & Data - Available with O2, Limited with Three, EE & Vodafone. (Ofcom Broadband & Mobile Checker February 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 permissions for The Fairway. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked February 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.

No estate charges are payable on The Fairway.

Council Tax Band: D (Gov.uk Council Band Checker February 2025).

MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with our Independent Mortgage Adviser? Our expert can provide you with tailored advice and guide you through the entire process, ensuring that you make an informed decision that suits your unique needs and financial situation.

Please Note:

It's important to remember that your home may be repossessed if you fail to keep up with mortgage repayments.

Oracle Financial Planning Limited will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

Let's work together to help you find the right solution. Get in touch today!

FLOOR PLAN

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

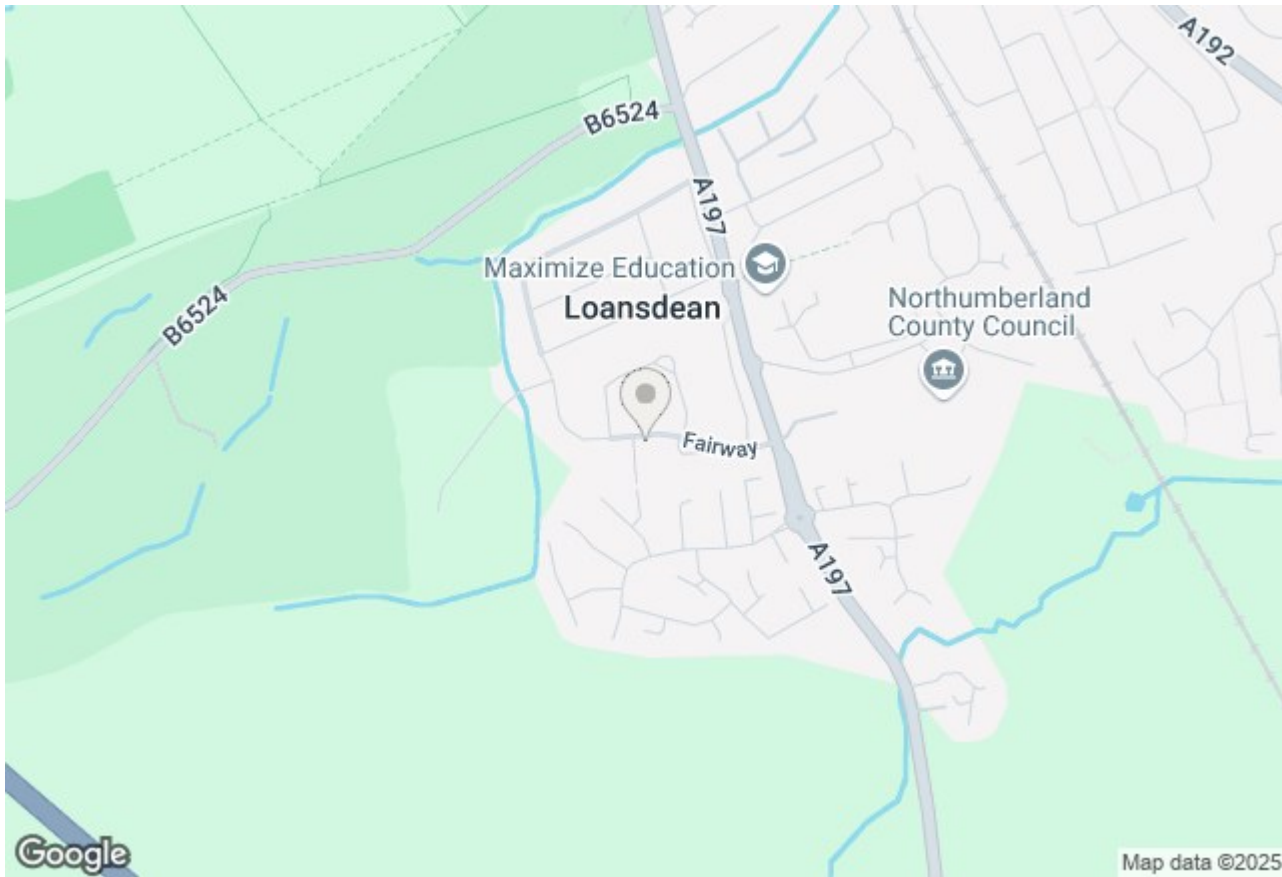
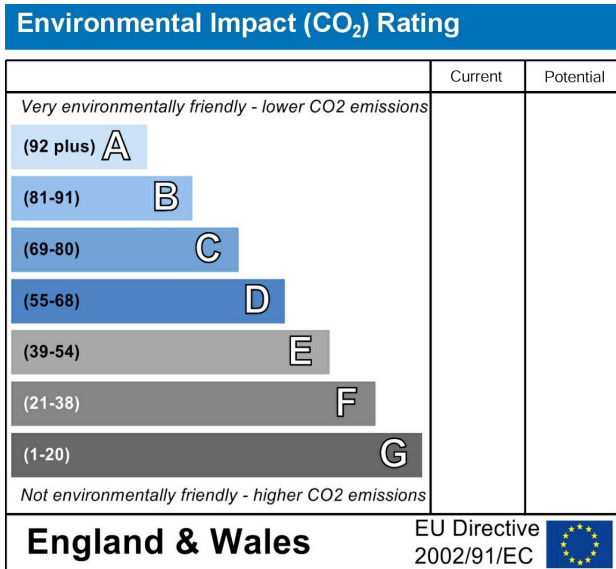
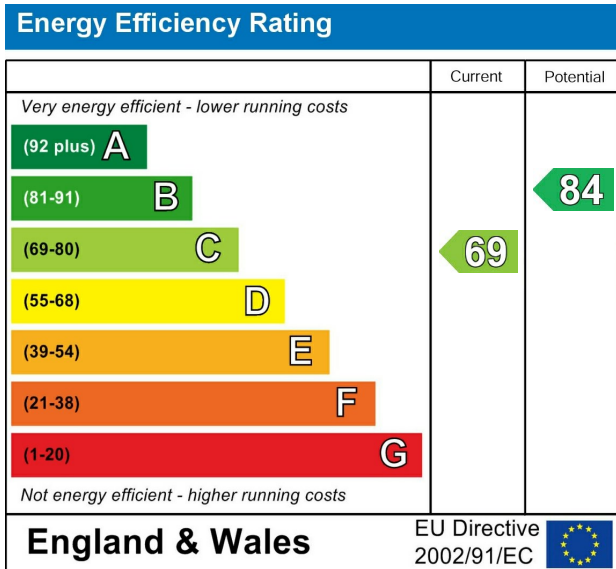
GOOGLE MAPS - GENERAL NOTE

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

21B25AOAO



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