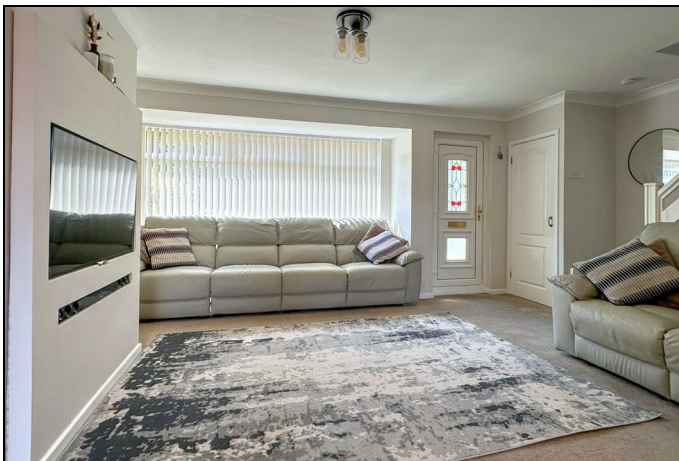


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

14 TOWNSEND CRESCENT MORPETH NE61 2XP



- Semi Detached Family Home
- Open Plan Lounge Diner
- Garage, Gardens & Off Street Parking
- Tenure: Freehold
- Services: Mains GCH. Electric, Water, Drainage & Sewage

- Three Bedrooms
- Kitchen & Utility Room
- EPC: C
- Council Tax Band: C

Offers Over £275,000

14 TOWNSEND CRESCENT MORPETH NE61 2XP

Stunning Three-Bedroom Semi-Detached Home in Desirable Kirkhill Estate.

Welcome to Townsend Crescent, Morpeth—a beautifully presented three-bedroom semi-detached home nestled in the sought-after Kirkhill Estate. Offering modern living in a peaceful setting, this home is perfect for families and professionals alike.

Property Features:

Spacious Lounge & Dining Area – A bright and airy open-plan space, perfect for entertaining or relaxing.

Modern Kitchen & Utility Room – Well-equipped and stylish, with ample storage and workspace.

Three Well-Proportioned Bedrooms – Comfortable and inviting, ideal for family living or a home office setup.

Contemporary Bathroom/WC – Finished to a high standard with modern fittings.

Outdoor Space:

Private Rear Garden – Featuring a decked seating area, perfect for outdoor dining and relaxation.

Front Garden, Driveway & Garage – Offering off-street parking and additional storage.

Prime Location:

Townsend Crescent is a quiet and highly regarded street on the edge of Kirkhill, providing a tranquil setting with excellent convenience. The property is within walking distance of local shops in Kirkhill and the well-regarded Abbeyfields First School. Morpeth Town Centre is just a short distance away, offering a fantastic selection of high street and independent retailers, cafés, bars, restaurants, and leisure facilities.

For commuters, Morpeth Train Station offers connections via the East Coast Mainline, while the nearby A1 provides easy access to Newcastle and beyond.

?? Early viewing is highly recommended—don't miss out on this fantastic home!

ENTRANCE PORCH

Double glazed patio doors to front, inner door leading to the lounge.

LOUNGE

17'11" x 14'1" max incl staircase (5.48 x 4.31 max incl staircase)

Double glazed picture window to the front, radiator and stairs leading to the first floor. The chimney breast has been utilised as a media wall and there is open plan to dining area.



14 TOWNSEND CRESCENT MORPETH NE61 2XP

ADDITIONAL IMAGE



DINING ROOM

11'10" x 8'8" (3.63 x 2.65)

Double glazed picture window to rear, radiator, open plan to lounge.



KITCHEN

11'1" x 9'4" (3.40 x 2.86)

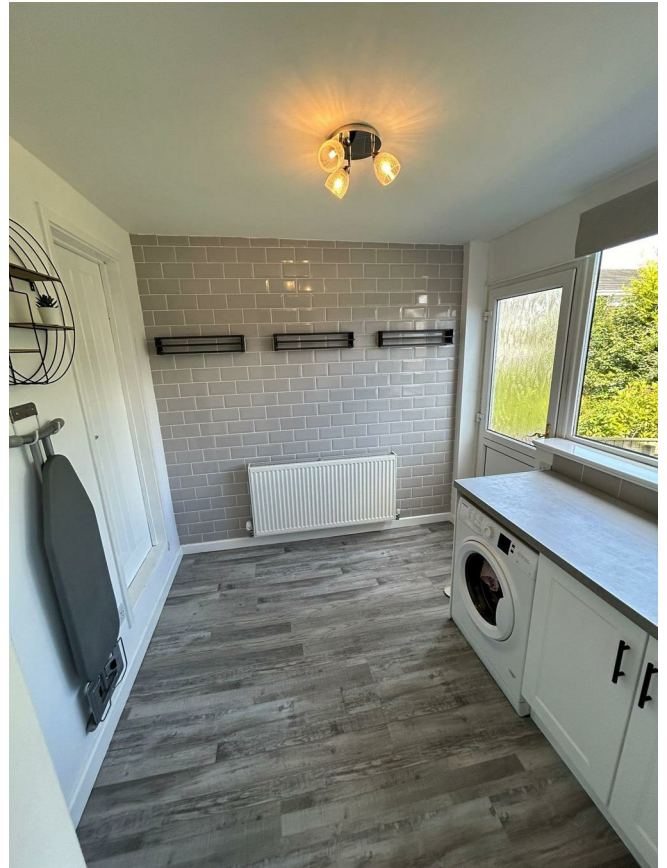
Fitted wall and base units with roll top work surfaces and a 1.5 sink drainer unit with mixer tap. Integrated double oven and hob with extractor hood, integrated dishwasher and fridge. Double glazed window to rear. Radiator. Laminate flooring.



14 TOWNSEND CRESCENT MORPETH NE61 2XP

UTILITY ROOM

Fitted wall and base units with roll top work surfaces. Sink drainer unit with mixer tap, plumbing for washing machine. Tiled flooring, double glazed window to rear and external door with steps down to the rear garden.



FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side. Access to loft.

BEDROOM ONE

11'7" x 8'1" + wardrobes (3.55 x 2.48 + wardrobes)

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



14 TOWNSEND CRESCENT MORPETH NE61 2XP

BEDROOM TWO

8'7" x 10'10" (2.63 x 3.31)

Double glazed window to rear, radiator.



BEDROOM THREE

7'4" x 8'6" max (2.26 x 2.61 max)

Double glazed window to front, radiator and built in cupboard over stairs.



FAMILY BATHROOM/W.C.

A modern bathroom comprising of a fitted w.c., pedestal wash hand basin and a bath in tiled surround with shower head attachment. Double glazed window to the rear, tiling to walls and floor. Extractor fan.



14 TOWNSEND CRESCENT MORPETH NE61 2XP

ADDITIONAL IMAGE



GARAGE

Single attached garage. Up and over door. Power and light.

EXTERNALLY

The front of the property has a lawned garden with driveway for off-street parking and access to the garage. The rear of the property has steps down to an attractive enclosed garden with lawn and decked seating area.



ADDITIONAL IMAGE



14 TOWNSEND CRESCENT MORPETH NE61 2XP

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 Available - Yes - (Ofcom Broadband & Mobile Checker March 2025).
Broadband Type Highest available download speed Highest available upload speed Availability
Standard 7 Mbps 0.8 Mbps Good
Superfast 79 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good

Mobile & Data - Available with EE, Three, & O2, Limited with Vodafone. (Ofcom Broadband & Mobile Checker March 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 March 2025).
- Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 - Very Low Risk - (Gov.uk Flood Risk Checker March 2025).

Planning Permission - There is currently one active planning permissions for Townsend Crescent. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked March 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 Townsend Crescent.

Council Tax Band: C (Gov.uk Council Band Checker March 2025).

14 TOWNSEND CRESCENT MORPETH NE61 2XP

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.

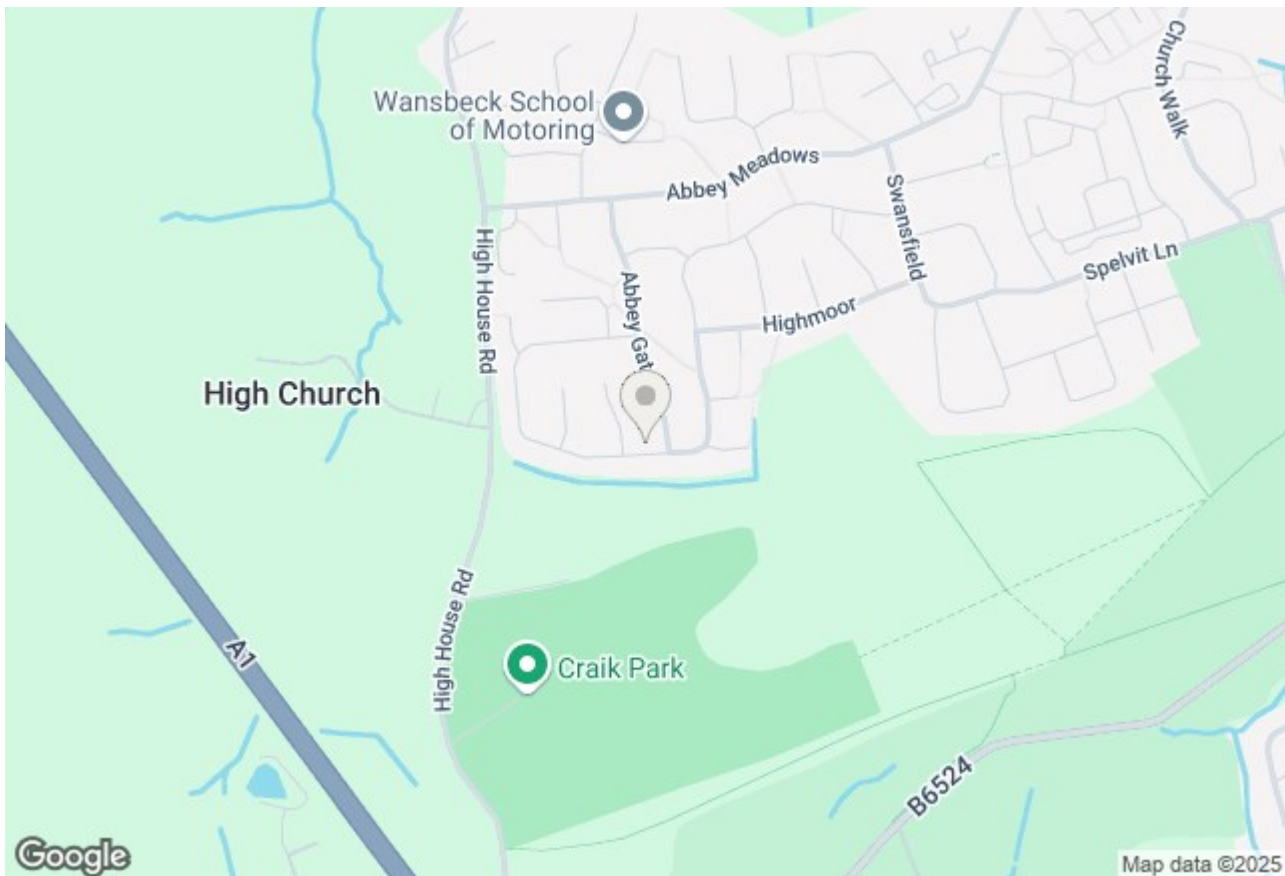
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

23D25CHAO

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	83
(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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