

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

82 BEECHLEA STANNINGTON NE61 6HR



- Sought After Village Location
- No Further Chain
- Double Glazing & Gas CH
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Three Bedroom End Terrace
- Gardens & Garage
- EPC: D
- Council Tax Band: C

Price £240,000

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Situated in the heart of the charming Stannington village, this property is a three-bedroom end-terrace home offering excellent potential. Well-maintained and ready to be updated to individual requirements, the property features an entrance hall, spacious lounge diner, breakfasting kitchen, three bedrooms, and a family bathroom. Additional benefits include an integrated garage and an enclosed rear garden, providing a private outdoor space.

Stannington village offers a peaceful rural setting with a popular village pub, local primary school, and community facilities, while being just a short drive from the bustling market town of Morpeth with its wide range of shops, cafés, restaurants, and leisure amenities. The property's location provides excellent access to the A1, making it ideal for commuters with straightforward connections to Newcastle and surrounding areas.

ENTRANCE PORCH

Double glazed windows with entrance door to side and inner door leading to hallway.

ENTRANCE HALL

Entrance door to the front leading to hallway with stairs to the first floor and a radiator.



LOUNGE DINER

21'2" x 14'2" maximum (6.46 x 4.34 maximum)

The lounge area has a double glazed window to the front, radiator and electric fire in decorative surround.

The dining area has a double glazed window to the rear and a radiator. (Width 2.97m)



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



BREAKFASTING KITCHEN

9'10" x 10'0" (3.0 x 3.07)

Fitted with a range of wall and base units with roll top work surfaces, 1.5 sink drainer unit with mixer tap, integrated oven and hob with extractor hood and plumbing for dishwasher. Double glazed window to the rear, radiator, and door providing access to the garage.



FIRST FLOOR LANDING

Built in storage cupboard.

BEDROOM ONE

9'9" x 14'10" (2.98 x 4.54)

Double glazed window to the front, radiator, fitted wardrobes with overhead storage and built in storage cupboard.



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BEDROOM TWO

9'9" x 14'10" (2.98 x 4.54)

Double glazed window to the front, radiator.



BEDROOM THREE

11'8" x 7'4" (3.56 x 2.25)

Double glazed window to the front, radiator and access to the loft.



SHOWER ROOM/WC

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



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EXTERNALLY

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

The rear of the property has an enclosed garden with lawn and patio area.



GARAGE

A single integrated garage with barn doors to the front and an external door to the rear garden.

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

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 19 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast Not Available Not Available Not Available

Mobile & Data - Available with O2. Limited with Vodafone & EE. Not Available with Three (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 - Medium Risk - Yearly Chance of Flooding 2040 & 2060 - Medium Risk - (Gov.uk Flood Risk Checker March 2025).

Planning Permission - There is currently no active planning permissions for Beechlea. 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.

There are no estate charges payable for Beechlea.

Council Tax Band: C Source gov.uk March 2025.

SALE SUBJECT TO PROBATE

The sale of this property is subject to a grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

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

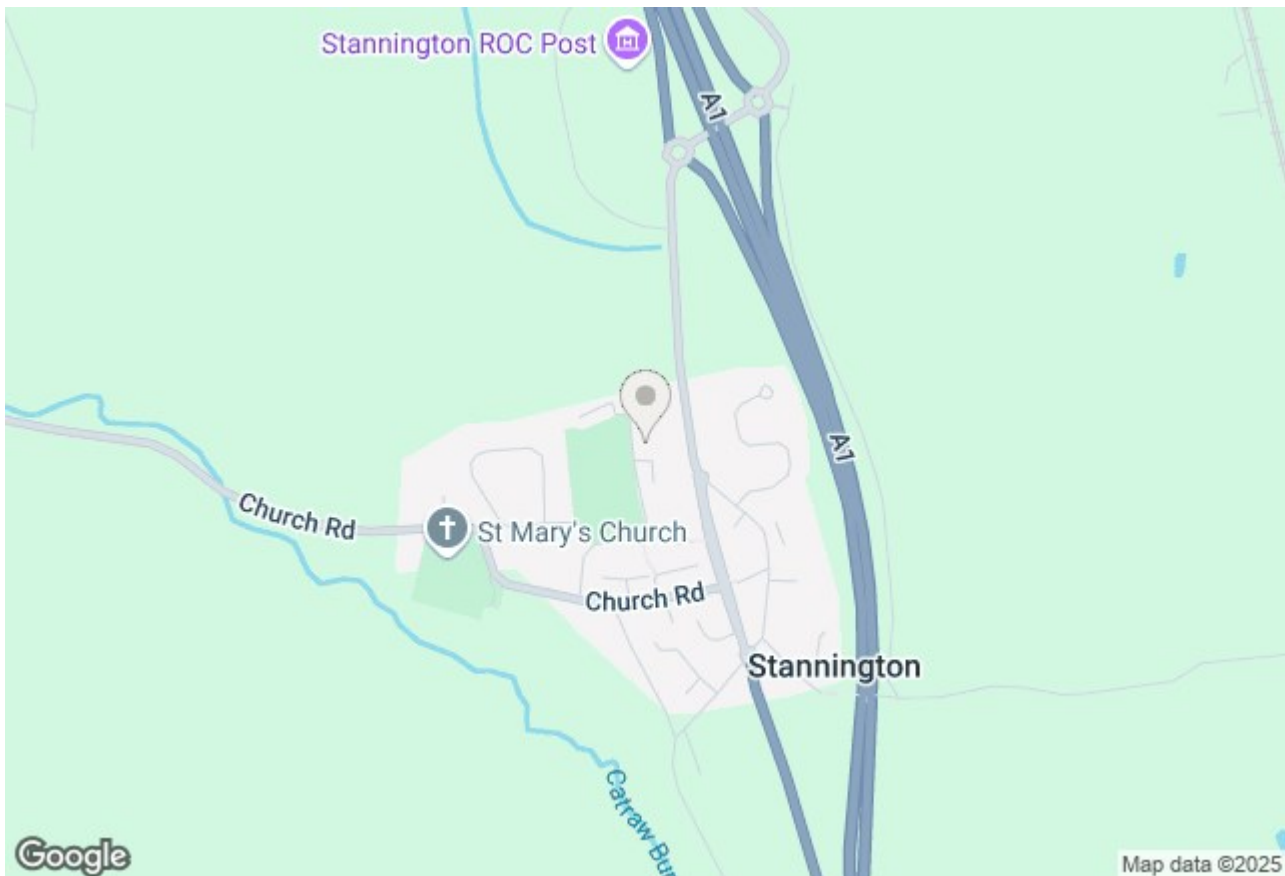
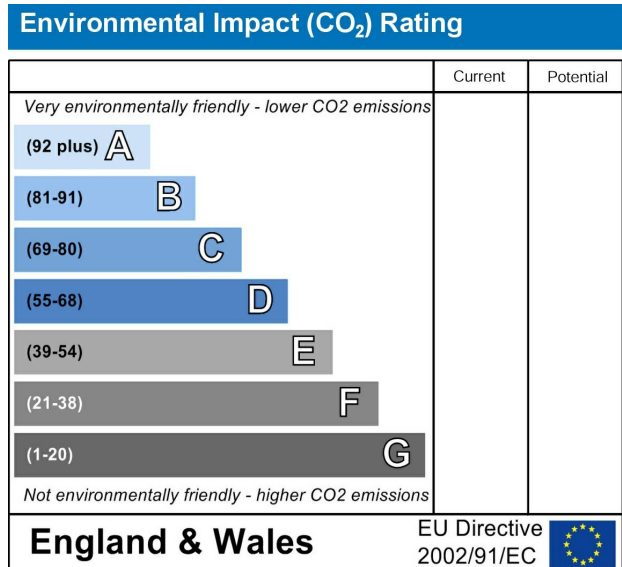
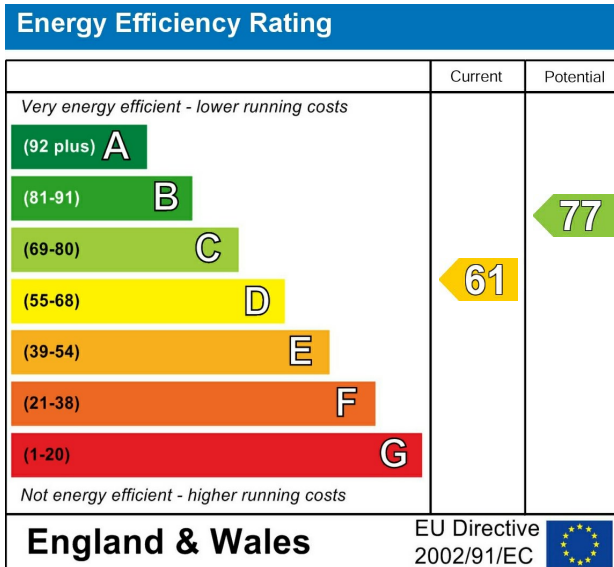
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

82 BEECHLEA STANNINGTON NE61 6HR

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

06C25AOCH



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com