

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**THE PASTURES MORPETH NE61 2AT**



- Detached Bungalow
- Two Reception Rooms
- No Upper Chain
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Two Bedrooms
- Updating Required
- EPC: TBC
- Council Tax Band: C

**Price £250,000**

# THE PASTURES MORPETH NE61 2AT

Situated in the sought-after residential area of The Pastures, Morpeth, this extended two-bedroom detached bungalow offers an excellent renovation opportunity, allowing buyers to update and modernise the property to their own tastes. Available with no upper chain, the accommodation comprises an entrance porch leading to a hallway, a lounge, a dining room with open plan access to the kitchen and on to the conservatory. There are also two well-proportioned bedrooms, and a shower room with WC. While the layout provides ample space, the property would benefit from refurbishment throughout to enhance its potential. It has double glazing where stated and is heated via a gas central heating system, with a combi boiler installed in 2024.

Located within the popular Kirkhill area, the property is within easy reach of local amenities within the estate, including a convenience store, pharmacy and bus service into the town centre. Morpeth town centre is just a short distance away, offering a variety of independent shops, supermarkets, cafés, restaurants, and leisure facilities, including the scenic Carlisle Park. The area is well-connected, with the A1 providing easy access to Newcastle and beyond, while Morpeth Railway Station offers direct rail links to Newcastle, Edinburgh, and London.

## ENTRANCE PORCH

Entrance door to front, single glazed windows and inner door leading to the hallway.

## ENTRANCE HALL

Radiator and storage cupboard.

## LOUNGE

10'11" x 13'11" (3.33 x 4.25)

To the front elevation with a double glazed window, wall mounted electric fire and a radiator.



## DINING ROOM

10'10" x 9'8" max (3.31 x 2.97 max)

Open plan to the kitchen, radiator.



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## KITCHEN

14'5" x 8'9" (4.41 x 2.69)

Fitted with wall and base units with roll top work surfaces, sink drainer unit with dual taps and an integrated electric oven and gas hob. Double glazed window to the rear and door leading to the conservatory.



## CONSERVATORY

8'0" x 14'5" max (2.46 x 4.4 max)

Timber framed with double glazing, two radiators and a door to the rear garden.



## BEDROOM ONE

9'9" x 11'11" (2.99 x 3.64)

Measurements exclude fitted wardrobes and door recess.

Double glazed window to the rear, radiator, fitted wardrobes.



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## BEDROOM TWO

8'0" x 10'11" (2.45 x 3.35)

Double glazed window to the front, radiator.



## SHOWER ROOM/WC

Recently fitted with an electric shower in cubicle, wash hand basin and wc. Double glazed window to side, radiator.



## EXTERNALLY

The rear of the property has an enclosed garden with patio and well stocked planted areas. The front of the property has a further garden, mainly lawned and a driveway providing access to the garage and off street parking for several vehicles.



## GARAGE

Single attached garage with up and over door, power and lighting and a door to the rear garden.

# THE PASTURES MORPETH NE61 2AT

## ADDITIONAL IMAGE



## ADDITIONAL IMAGE



## 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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# THE PASTURES MORPETH NE61 2AT

## 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 Gas

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

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 11 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps Good

Mobile & Data - Available with O2, EE, Three. Not available 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 The Pastures. 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.

Please note there is a restrictive covenant on the property that prevents the property being used as a holiday let.

## 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 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

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THE PASTURES MORPETH NE61 2AT

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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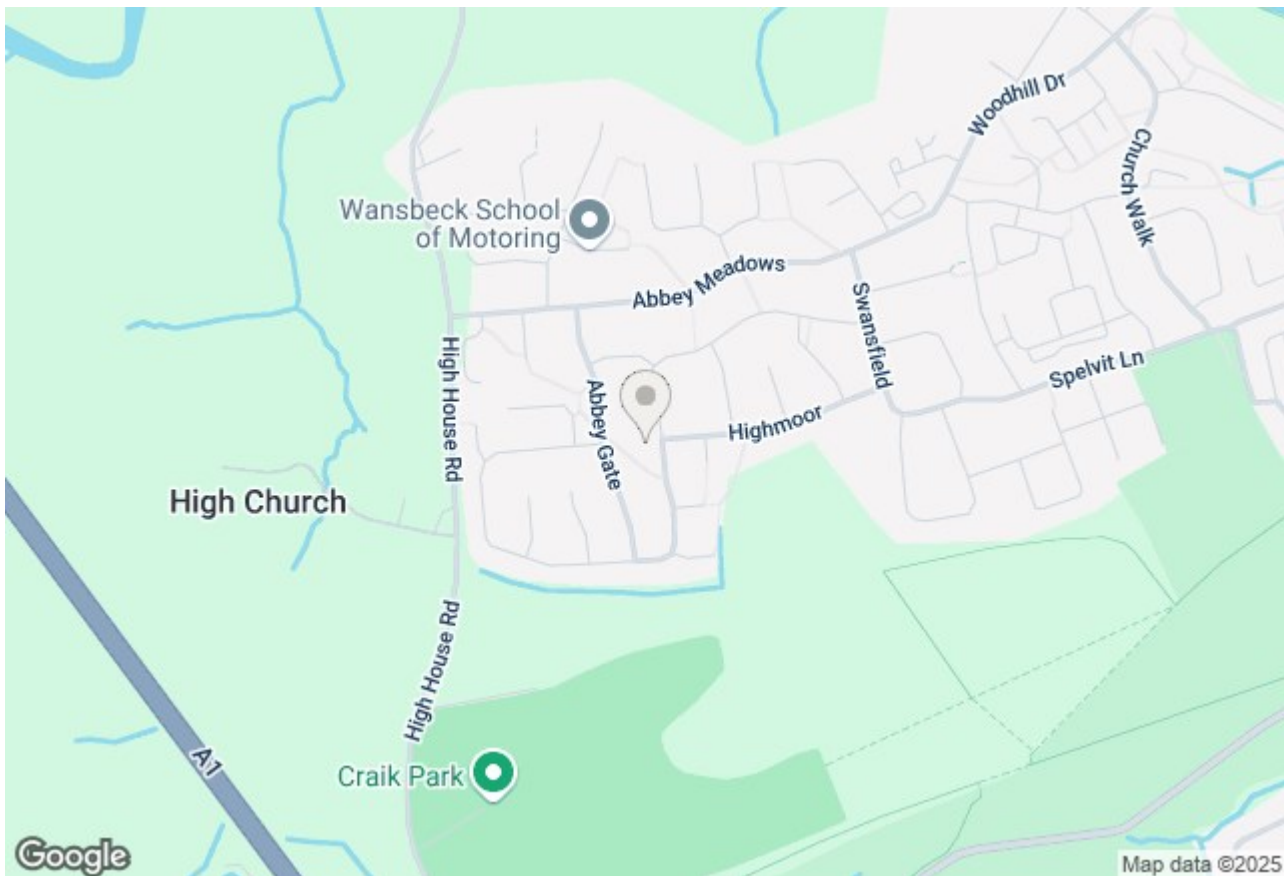


Main area: Approx. 82.9 sq. metres (892.8 sq. feet)  
Plus garages, approx. 13.2 sq. metres (142.5 sq. feet)

The Pastures

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

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



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