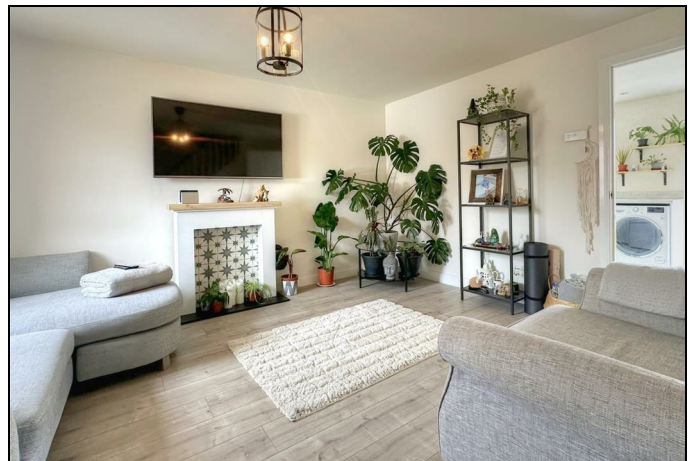


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 APPLETREE VIEW PEGSWOOD MORPETH NE61 6FR



- Three Bedroom Semi Detached
- Beautifully Presented
- Available With No Further Chain
- Tenure - Freehold
- Services - Mains Gas, Electric, Water, Drainage & Sewerage

- Discounted Market Value (Sec. 106)
- Double Driveway
- EPC Rating B
- Council Tax Band C
- Eligibility Subject To Criteria - Please Ask

Price £143,000

2 APPLETREE VIEW PEGSWOOD MORPETH NE61 6FR

A fantastic opportunity to purchase a modern three-bedroom semi-detached home offered at a discounted market value under a Section 106 agreement, ideal for eligible buyers looking to get onto the property ladder. The well-presented accommodation includes an entrance porch, ground floor WC, spacious lounge, and an open-plan kitchen/diner with French doors leading to an enclosed rear garden—perfect for entertaining. Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from a double driveway providing off-street parking.

The property is close to local amenities including shops, a primary school, medical centre, and a train station. While Pegswood Station offers limited rail services, nearby Morpeth Railway Station provides regular and convenient connections to Newcastle, Edinburgh, and beyond, making commuting straightforward. Morpeth also boasts a wide range of shops, restaurants, bars, and leisure facilities.

This home is available under specific eligibility criteria as part of the Section 106 agreement. Please enquire for further information and to check your eligibility.

ENTRANCE PORCH

Entrance door to the front, built in storage cupboard and access to ground floor wc.

GROUND FLOOR WC

Fitted with a wc and wash hand basin. Double glazed window to front, radiator and extractor fan.

LOUNGE

12'1" x 14'6" max (3.7 x 4.42 max)

Maximum Dimensions but excluding staircase.

Double glazed window to the front, radiator and stairs leading to the first floor.



ADDITIONAL IMAGE



2 APPLETREE VIEW PEGSWOOD MORPETH NE61 6FR

KITCHEN DINER

15'1" x 8'10" (4.6 x 2.7)

Fitted with a modern range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and integrated appliances to include an oven, hob and extractor fan, fridge freezer, dish washer and washing machine. Double glazed window and double glazed french doors to the rear garden.



ADDITIONAL IMAGE



ADDITIONAL IMAGE



FIRST FLOOR LANDING

2 APPLETREE VIEW PEGSWOOD MORPETH NE61 6FR

BEDROOM ONE

12'1" x 8'0" (3.7 x 2.46)

Double glazed window to the rear, radiator.



BEDROOM TWO

11'2" x 8'2" (3.42 x 2.5)

Double glazed window to the front, radiator.



BEDROOM THREE

8'10" x 6'8" (2.7 x 2.04)

Double glazed window to the rear, radiator.



2 APPLETREE VIEW PEGSWOOD MORPETH NE61 6FR

BATHROOM/WC

Fitted with a wc, wash hand basin and bath with shower over. Built in storage cupboard, double glazed window to the front and a radiator.



EXTERNALLY

The front of the property has a double driveway for off street parking. To the rear there is a good size lawned garden.



FLOOR PLAN

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

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.

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.

2 APPLETREE VIEW PEGSWOOD MORPETH NE61 6FR

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 -Gas Mains

Broadband and Mobile - Available

(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - Very Low . Surface Water - Very Low.

Planning Permission - No pending applications

Coalfield & Mining Areas - Located on a coalfield

TENURE & COUNCIL TAX BAND

We have been advised that the property is 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.

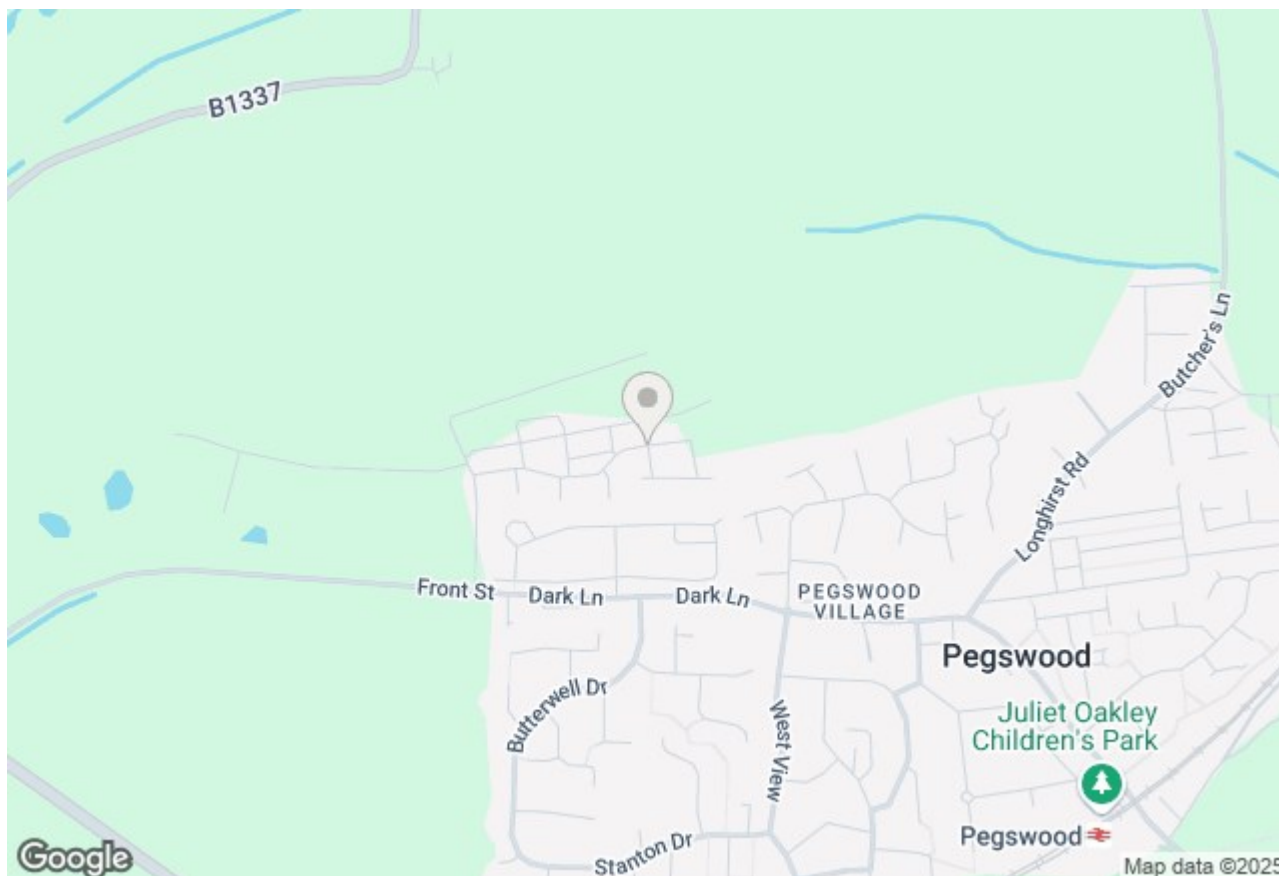
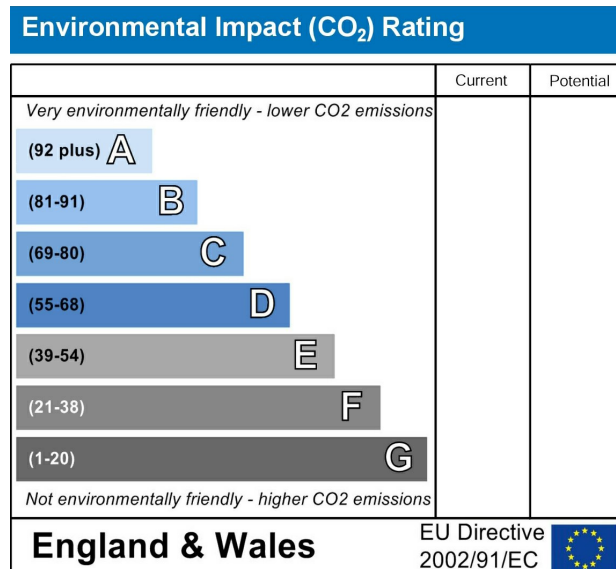
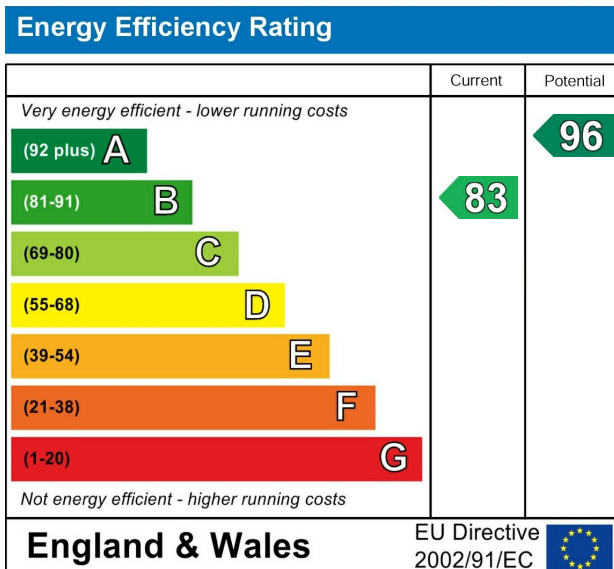
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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SECTION 106 ELIGIBILITY

This property is being sold under a Section 106 Agreement, meaning it is available at a discounted market value to help make home ownership more affordable for local buyers. To be eligible, purchasers must meet specific criteria set by the local authority. This typically includes being a first-time buyer or unable to afford a property on the open market, having a local connection to the area (such as living or working nearby, or having close family ties), and using the property as your main residence. Full details of the criteria and application process are available on request. Please contact us to find out more and to check whether you qualify.



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 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
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