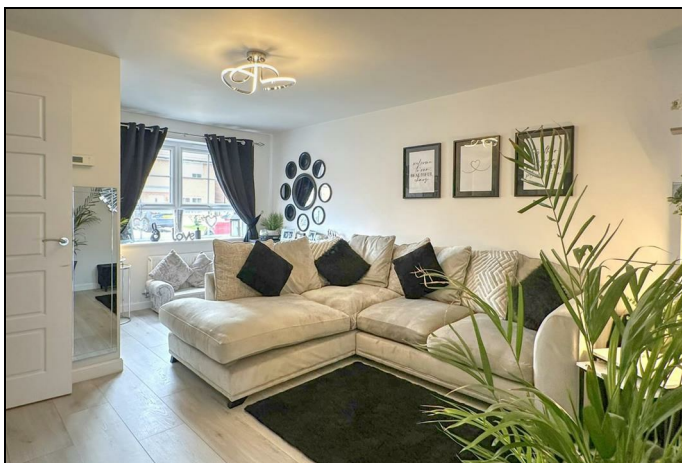


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**46A BOWYER WAY MORPETH NE61 2GD**



- Three Bedroom Semi
- Landscaped Rear Garden
- Close To Amenities
- Council Tax Band C
- Services: Mains Gas, Electric, Water & Drainage

- Beautifully Presented
- Double Driveway
- EPC Rating- B
- Tenure: Freehold

**Price £240,000**



## 46A BOWYER WAY MORPETH NE61 2GD

Situated on the ever-popular Southfields Estate in Morpeth, this beautifully presented home on Bowyer Way is ideal for first-time buyers or those seeking a stylish, low-maintenance property. The accommodation briefly comprises an inviting entrance hall, ground floor WC, a comfortable lounge, and a modern open-plan kitchen diner with French doors leading out to the landscaped rear garden. Upstairs features a master bedroom with ensuite, two further bedrooms, and a family bathroom/WC. Externally, the property boasts a double driveway to the front and an enclosed, low-maintenance garden to the rear, perfect for relaxing or entertaining. Located in Stobhill, the home benefits from a range of local amenities including shops, schools, and play areas, while Morpeth town centre is within convenient proximity and offers an excellent selection of independent shops, supermarkets, cafes, and restaurants. For commuters, Morpeth Train Station is nearby, providing direct links to Newcastle and beyond, along with convenient access to the A1 for road travel.

### ENTRANCE HALL

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

### GROUND FLOOR WC

Fitted with a wc and wash hand basin. Radiator and extractor fan.

### LOUNGE

16'0" x 11'8" max (4.9 x 3.58 max)

A spacious main reception area with a double glazed window to the front and radiator.



### ADDITIONAL IMAGE



## 46A BOWYER WAY MORPETH NE61 2GD

### KITCHEN DINER

14'11" x 10'5" (4.57 x 3.18)

A family friendly space fitted with a range of wall and base units with matching work surfaces, sink drainer unit with mixer tap and integrated appliances including an oven, hob and extractor hood, dishwasher, washing machine and fridge freezer.

The dining area has double glazed french doors to the rear garden, radiator and understair cupboard.



### ADDITIONAL IMAGE



### ADDITIONAL IMAGE



# 46A BOWYER WAY MORPETH NE61 2GD

## FIRST FLOOR LANDING

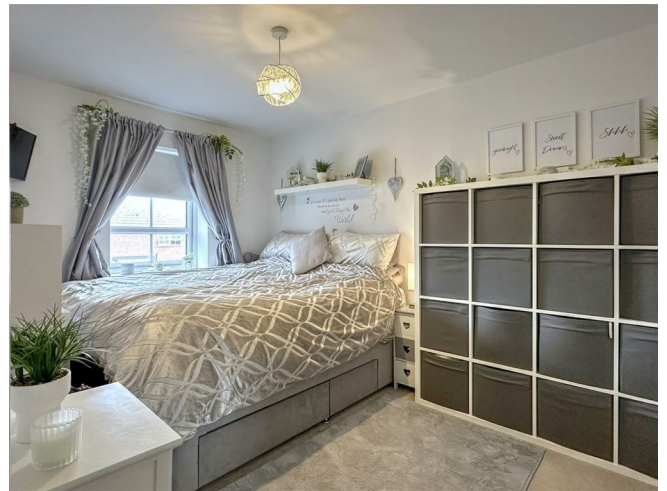
Access to loft, built in storage cupboard.



## MASTER BEDROOM

11'8" x 8'5" (3.56 x 2.57)

Double glazed window to the front, radiator.



## ENSUITE

Fitted with a wc, wash hand basin and shower in cubicle. Heated towel rail and extractor fan.





## 46A BOWYER WAY MORPETH NE61 2GD

### BEDROOM TWO

10'0" x 8'5" (3.05 x 2.57)

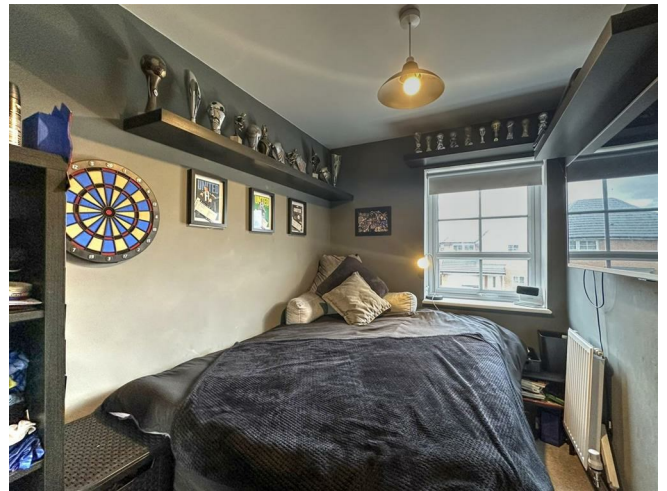
Double glazed window to the rear, radiator.



### BEDROOM THREE

6'7" x 6'3" (2.03 x 1.91)

Double glazed window to the front, radiator.



### BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath. Double glazed window to the rear, radiator.



## 46A BOWYER WAY MORPETH NE61 2GD

### EXTERNALLY

The rear of the property has been landscaped to provide a low maintenance garden that looks great all year round. Comprising of a patio area, artificial lawn and decking area with raised beds.

To the front of the property has a block paved driveway for two cars.



### 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.

# 46A BOWYER WAY MORPETH NE61 2GD

## 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 and Mobile -

(Ofcom Broadband & Mobile Checker April 2025)

Broadband Type highest available download speed Highest available upload speed availability

Standard 6 Mbps 0.7 Mbps available

Superfast 44 Mbps 9 Mbps available

Ultrafast 10000 Mbps 10000 Mbps available

Mobile & Data - Available with Openreach, nexfibre and EE (Ofcom Broadbank & Mobile Checker April 2025)

Flood Risk - Rivers & Sea -Very low Surface Water - Very low. - Yearly chance of flooding 2040 & 2060 Very low (Gov.uk Flood Risk Checker April 2025)

Planning Permission - None active planning permission

Coalfield & Mining Areas -The Coal Authority indicated 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


Estate Charges are payable annually to Greenbelt, we have been advised by the seller this is approx £200 per year


Council Tax Band C , Source gov.uk April 2025

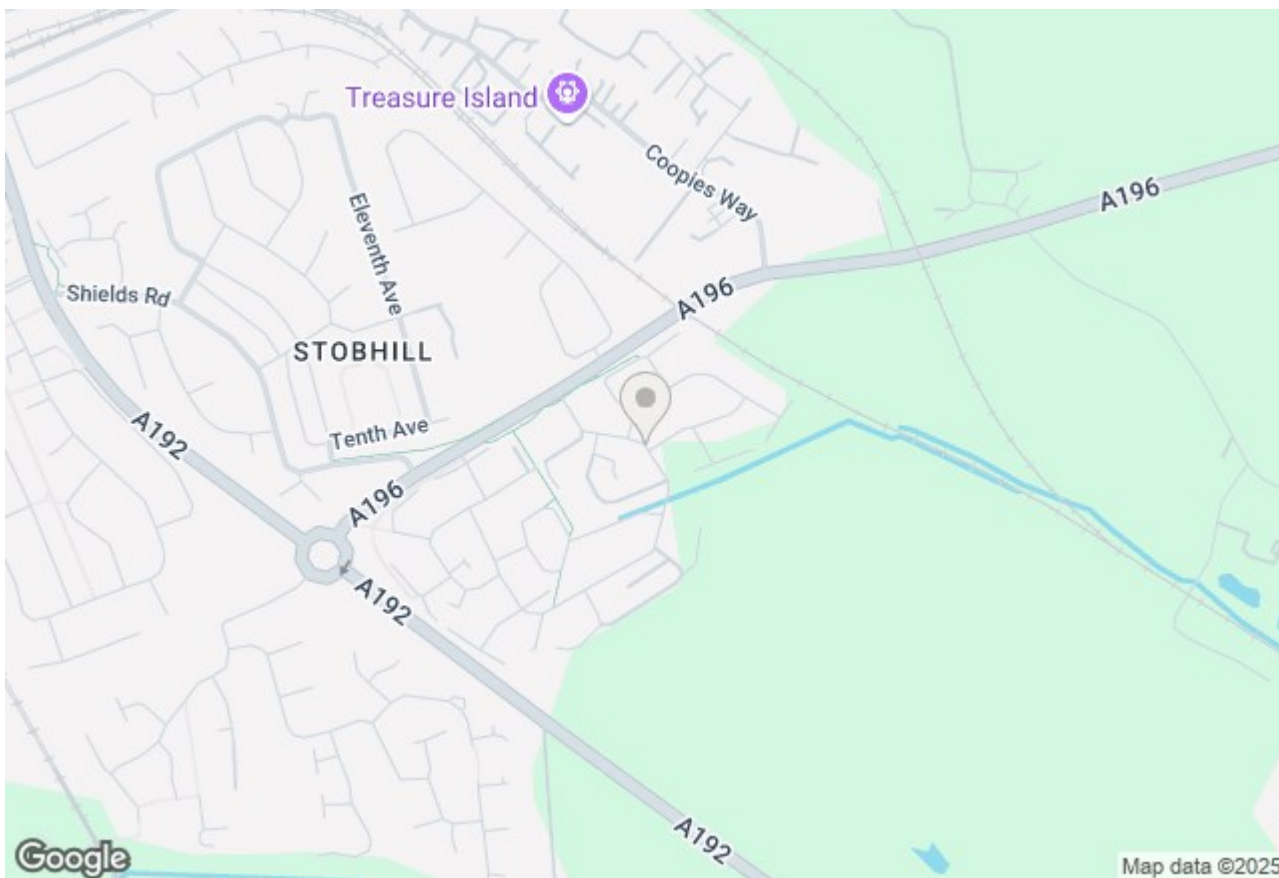
## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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 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 2002/91/EC 	



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