

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

18 WILLOWBURN MORPETH NE61 2FY



- Three Bedroom Semi Detached
- Open Plan Kitchen Diner
- Double Drive For Off Street Parking
- EPC Rating B
- Services: Mains Electric, Gas, Water & Sewerage

- Ensuite To Master Bedroom
- Open Outlook To Front
- Tenure: Freehold
- Council Tax Band C

Price £270,000

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A beautifully presented, double-fronted semi-detached home occupying a desirable corner position on the sought-after Southfields estate, Morpeth. Overlooking a green area and children's playpark, this modern property offers excellent kerb appeal and practical family living. The accommodation comprises an entrance hall, ground floor WC, spacious lounge, and an impressive open-plan kitchen/diner with French doors opening onto the garden. Upstairs features a master bedroom with ensuite, two further bedrooms, and a family bathroom. Externally, the property boasts a generous garden, a double-length driveway providing ample off-street parking. Southfields is ideally located within easy reach of Morpeth town centre, which offers a wide range of shops, cafés, bars, restaurants, and leisure facilities, along with excellent schooling and transport links including the A1 and Morpeth train station. This stylish and well-located home is perfect for families and professionals alike.

ENTRANCE HALL

A welcoming entrance hall with stairs to the first floor with under stair storage cupboard, double coats/storage cupboard and radiator.



GROUND FLOOR WC

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

LOUNGE

16'4" x 10'5" (5 x 3.2)

An attractive main reception room with double glazed windows to the front and side, radiator.



ADDITIONAL IMAGE



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OPEN PLAN KITCHEN DINER

16'4" x 10'7" excluding recess (5 x 3.25 excluding recess)

A bright, open plan space with a fitted kitchen comprising of fitted wall and base units with roll top work surfaces, sink drainer unit with mixer tap and integrated appliances including a fridge freezer, dishwasher, washing machine and oven and hob with extractor hood. Double glazed window.

The dining area has double glazed windows to the front and double glazed french doors to the garden and a radiator.



ADDITIONAL IMAGE



ADDITIONAL IMAGE



FIRST FLOOR LANDING

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MASTER BEDROOM

14'0" x 12'9" maximum measurements (4.29 x 3.9 maximum measurements)

Measurements include dressing area and wardrobes.

Double glazed windows to the front and side, radiator and sliding door fitted wardrobes.



ADDITIONAL IMAGE



ENSUITE

Fitted with a w c, wash hand basin and mains shower in cubicle. Double glazed window, radiator and extractor fan.



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BEDROOM TWO

10'4" x 8'8" maximum measurements (3.17 x 2.65 maximum measurements)

Double glazed windows to front and side, radiator and built in storage cupboard.



BEDROOM THREE

7'3" 6'10" (2.23 2.09)

Double glazed window to side, radiator.



BATHROOM/WC

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



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EXTERNALLY

Enclosed garden to the rear and side, mainly lawned with patio area. The front of the property has an open plan front garden.



PARKING

There is a double length drive to the side of the property, fitted with a connection for EV charging point (current charger not included).

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.



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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 - 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 Current Applications

Coalfield & Mining Areas - On a coalfield

TENURE & COUNCIL TAX BAND

We are advised that the property is Freehold, and that the Estate Charge for 2025 was £178.

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

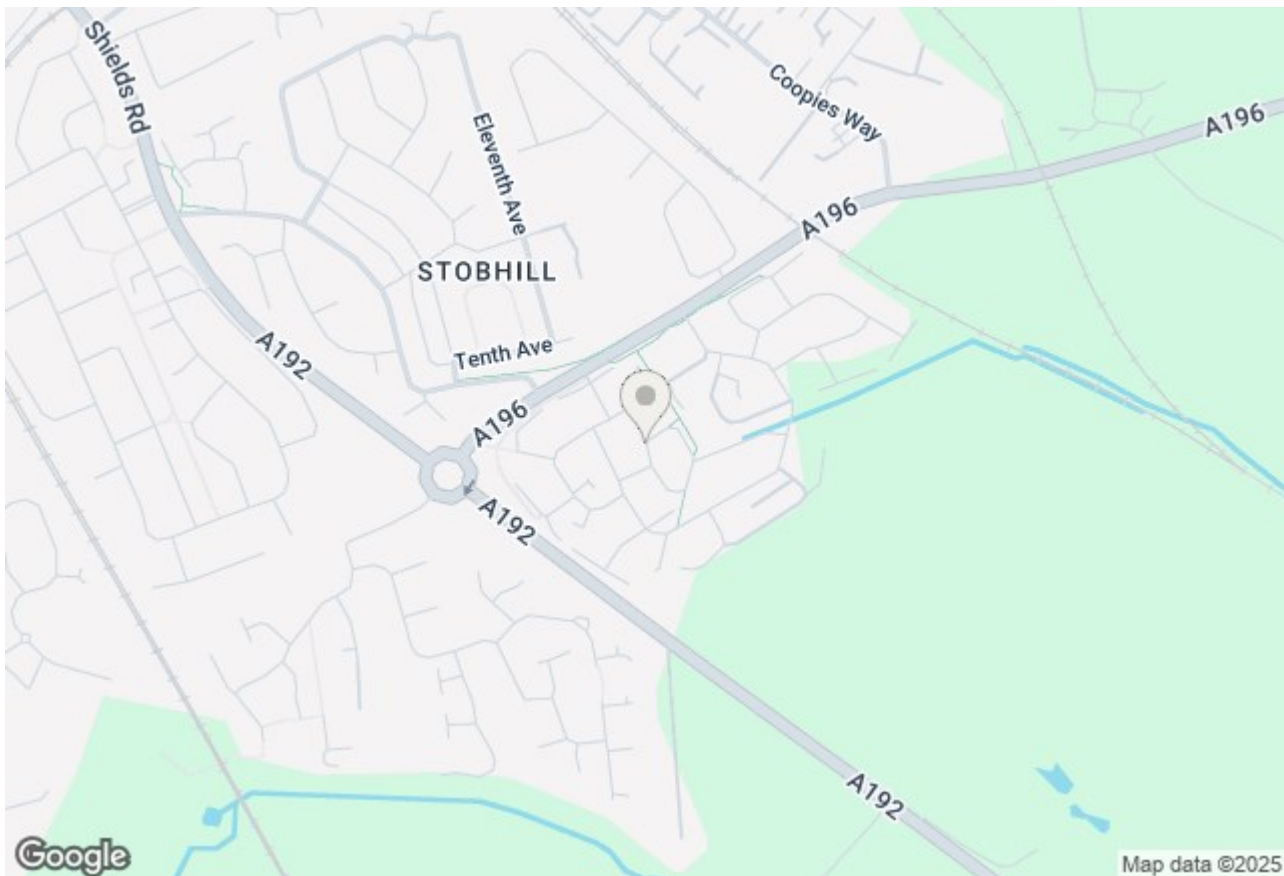
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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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