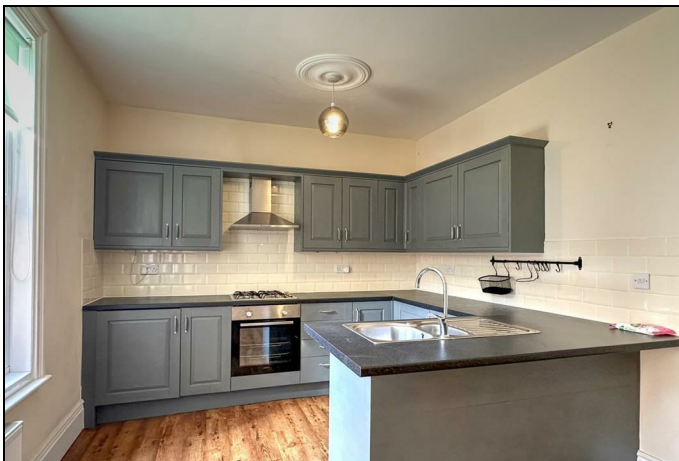


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

OLYMPIA GARDENS MORPETH NE61 1JQ



- Town Centre Terrace
- Available With No Chain
- Very Sought After Location
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Three Bedrooms - Ensuite To Master
- Large Rear Yard
- EPC: C
- Council Tax Band: C

Price £290,000

55 OLYMPIA GARDENS MORPETH NE61 1JQ

Situated in the sought-after location of Olympia Gardens, this spacious three-bedroom mid-terrace home is offered with no upper chain and presents an excellent opportunity for a range of buyers. The ground floor accommodation includes an entrance hall, a generous lounge, a well-proportioned kitchen/diner, a separate utility room, and a convenient ground floor WC. Upstairs, the property features a master bedroom with en-suite, two further bedrooms, and a family bathroom/WC. Externally, there is a good-sized rear yard offering plenty of outdoor storage space. Olympia Gardens is a hugely popular residential area just minutes from the heart of Morpeth, which boasts a wide range of shops, bars, restaurants, supermarkets, and leisure facilities. The property is also ideally placed for access to excellent transport links, including Morpeth Railway Station and the A1, making it a convenient base for commuters.

ENTRANCE HALL

This welcoming entrance hall offers an immediate sense of charm and space, and a warm and stylish first impression. A traditional spindle staircase with white balustrades adds character and leads to the upper floor, while large frosted windows allow plenty of natural light to flood the area, complimented by period-style features including high skirting boards and a decorative ceiling rose.



LOUNGE

The lounge combines classic charm with contemporary comfort, featuring a period-style fireplace as a central focal point. The room is beautifully lit by large sash-style windows, complete with stylish white plantation shutters, while the high ceiling with decorative ceiling rose, deep skirting boards enhance the traditional feel of the space.



KITCHEN DINER

A spacious kitchen diner offers a contemporary yet welcoming feel, ideal for both everyday family life and entertaining. Fitted with a range of modern units, the kitchen features integrated appliances including a stainless steel oven, gas hob, and extractor fan. The worktops and peninsula provide ample workspace and include a stainless steel sink with mixer tap, and doubles as a breakfast bar. The space flows naturally into a dining or informal living area, creating a versatile hub at the heart of the home.



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ADDITIONAL IMAGE



ADDITIONAL IMAGE



UTILITY ROOM

A useful space accessed from the kitchen diner. With a tiled floor, plumbing for washing machine and wall mounted central heating boiler. Double glazed window to the side.



GROUND FLOOR WC

Fitted with a wc and wash hand basin. Double glazed window to rear.

FIRST FLOOR LANDING

55 OLYMPIA GARDENS MORPETH NE61 1JQ

BEDROOM ONE

A generous master bedroom with a double glazed window to the rear and radiator and access to the ensuite bathroom/wc.



ENSUITE

Fitted with a wc, wash hand basin, bath and a shower in seperate cubicle. Double glazed window to rear and radiator.



BEDROOM TWO

Double glazed window to the front, radiator.

BEDROOM THREE

Double glazed window to the front, radiator.



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BATHROOM/WC

A generous bathroom comprising of a wc, wash hand basin and p-shape bath with shower over. Partial tiling to walls and tiled floor, double glazed window to the rear, radiator.



EXTERNALLY

To the rear of the property is a generous, enclosed yard offering plenty of space for outdoor seating and relaxation, complemented by useful outhouses for additional storage.

To the front there is a small enclosed garden.



ADDITIONAL IMAGE



55 OLYMPIA GARDENS MORPETH NE61 1JQ

FRONT 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.

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 April 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 1000 Mbps 1000 Mbps Good

Mobile & Data - Available with O2, & EE. Limited with Three & Vodafone (Ofcom Broadband & Mobile Checker April 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 April 2025).

Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker April 2025).

Planning Permission - There is currently two active planning permissions for Olympia Gardens. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked April 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.

55 OLYMPIA GARDENS MORPETH NE61 1JQ

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.

No Estate charges are payable for Olympia Gardens.

Council Tax Band: C - Source gov.uk (Checked April 2025)

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

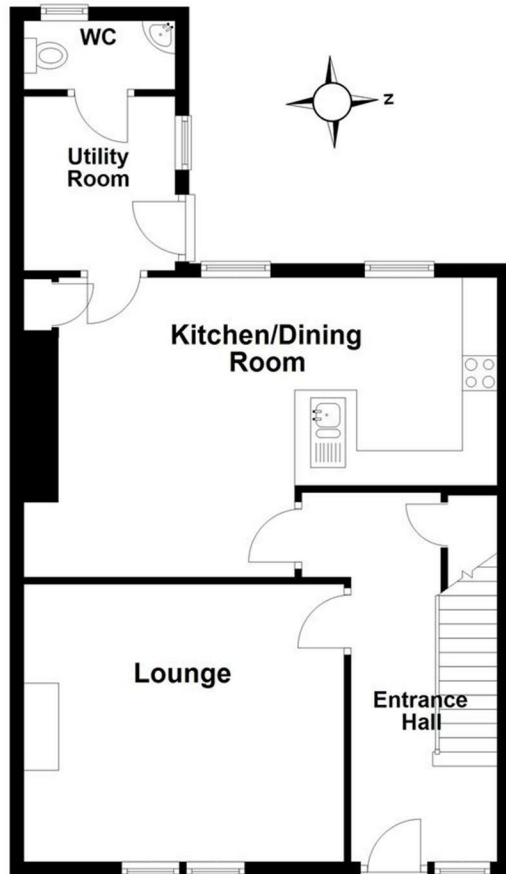
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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55 OLYMPIA GARDENS MORPETH NE61 1JQ

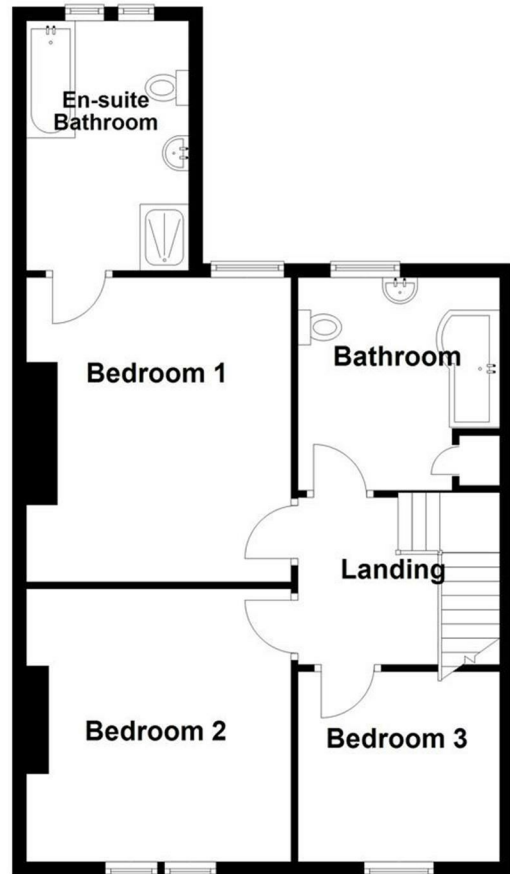
Ground Floor

Approx. 65.1 sq. metres (700.7 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.9 sq. feet)

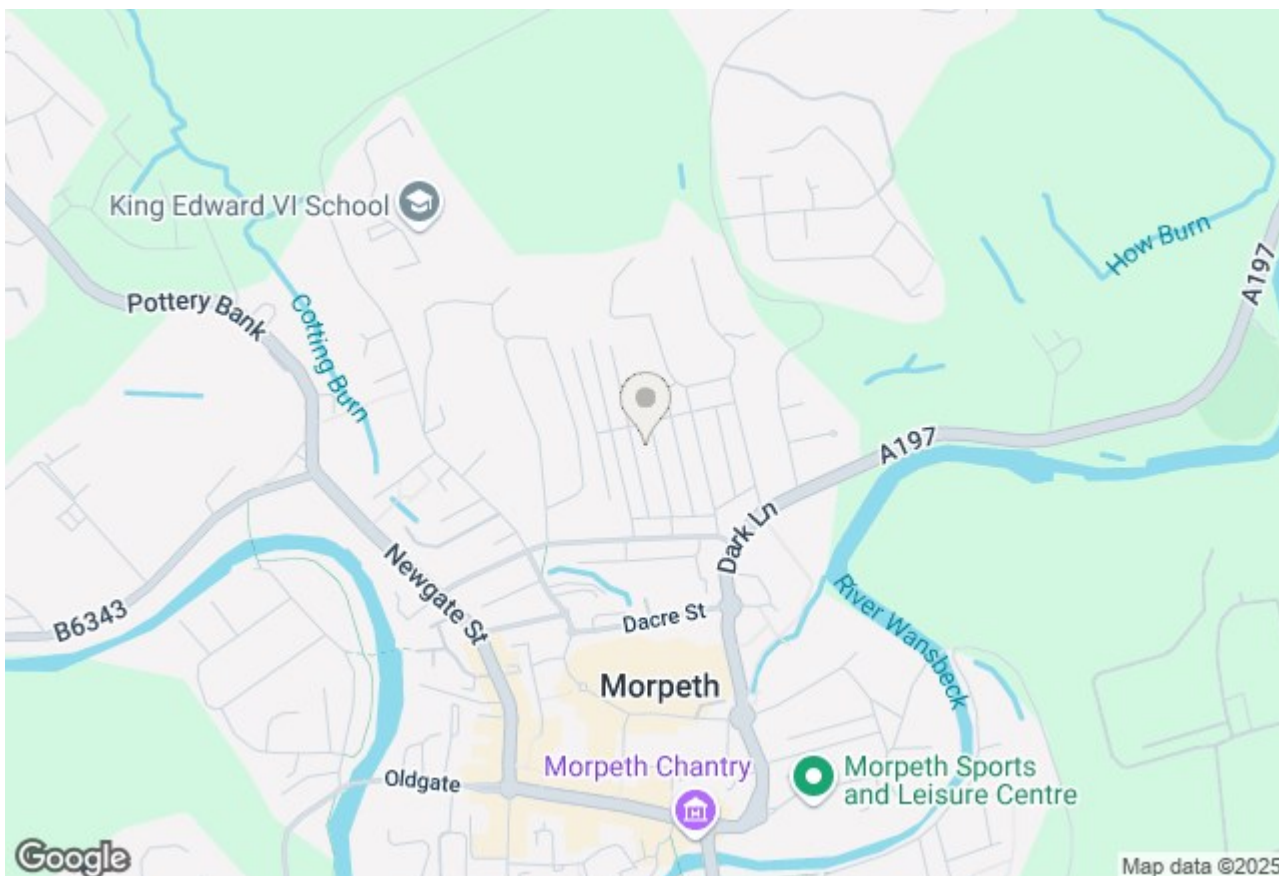


Total area: approx. 131.2 sq. metres (1412.6 sq. feet)

Olympia Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	85
(81-91) B		
(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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