

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**10 WHITEACRES MORPETH NE61 2UT**



- Three Bedroom Semi
- Available With No Chain (Subject To Probate)
- Double Glazing & Gas CH
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Popular Location, Close To Amenities
- Gardens & Garage
- EPC: TBC
- Council Tax Band: C

**Price £240,000**



# 10 WHITEACRES MORPETH NE61 2UT

A well-proportioned three-bedroom semi-detached home located on the popular Whiteacres, within Stobhill Grange, Morpeth. This property is offered with no onward chain and, while well maintained, offers an excellent opportunity for modernisation to suit individual tastes. The accommodation benefits from double glazing, gas central heating, and briefly comprises: entrance hall, ground floor WC, lounge, dining room, and a breakfasting kitchen. To the first floor are three bedrooms, a shower room, and a separate WC. Externally, the property boasts well-established gardens to both the front and rear, a driveway, and an attached garage.

Located in a well-established residential area, the property is within close proximity to a range of local amenities including a Sainsbury's local supermarket, convenience stores, and Stobhill Gate First School. For commuters, Morpeth Train Station is just a short walk away, providing direct rail links to Newcastle and beyond.

Morpeth town centre is easily accessible and offers a wide array of amenities including independent shops, national retailers, cafes, restaurants, and leisure facilities such as the Riverside Leisure Centre and the scenic Carlisle Park. The town also benefits from excellent road links via the A1, making it an ideal location for families and professionals alike

## ENTRANCE HALL

Entrance door to front leading to an entrance hall with a ground floor wc, radiator and stairs to the first floor.

## GROUND FLOOR WC

Fitted with a wc and wash hand basin.

## LOUNGE

To the front elevation with a double glazed bay window, radiator and an electric fire with decorative surround.



## DINING ROOM

Double glazed patio doors leading to the rear garden, radiator.



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## BREAKFASTING KITCHEN

Fitted with wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an electric cooker point. Double glazed window to the rear, radiator and door providing access to the garage.



## FIRST FLOOR LANDING

Double glazed window to the side.

## BEDROOM ONE

Double glazed window to the front, radiator and fitted wardrobes.



## BEDROOM TWO

Double glazed window to the rear, radiator.



# 10 WHITEACRES MORPETH NE61 2UT

## BEDROOM THREE

Double glazed window to the front, radiator.



## SHOWER ROOM

Fitted with a wash hand basin in vanity unit, shower in cubicle and built in storage cupboard housing combi boiler. Double glazed window to side.



## SEPERATE WC

WC, double glazed window to the side.



## GARAGE

Single attached garage with roller door, power and lighting and plumbing for washing machine.



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## EXTERNALLY

The front of the property has a block paved driveway for off street parking and provides access to the garage, along with a well established front garden.

The rear of the property has an enclosed garden, mainly lawned in addition to a patio area.



## 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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## 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 16 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps Good

Mobile & Data - Available with O2, EE, Vodafone Limited with Three (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 one active planning permissions for Whiteacres . 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.

## 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 Whiteacres.

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

## HMLR LAND REGISTRY

As with a significant proportion of land in England, this property is currently unregistered with HM Land Registry. This is not unusual and simply reflects the fact that it has not changed ownership or triggered registration since compulsory registration was introduced in this area. Upon sale, the property will be registered with HM Land Registry by the buyer's solicitor as part of the conveyancing process.

## 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.

## IMPORTANT INFORMATION

This property is being sold as part of a deceased estate. The sale is being handled by the executors, who are acting in a professional capacity as solicitors. As such, the information available regarding the property is limited, and the executors are unable to provide any firsthand knowledge or guarantees about its condition, history, or any alterations that may have been carried out. Prospective purchasers are therefore advised to carry out their own due diligence and inspections before making an offer.

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## 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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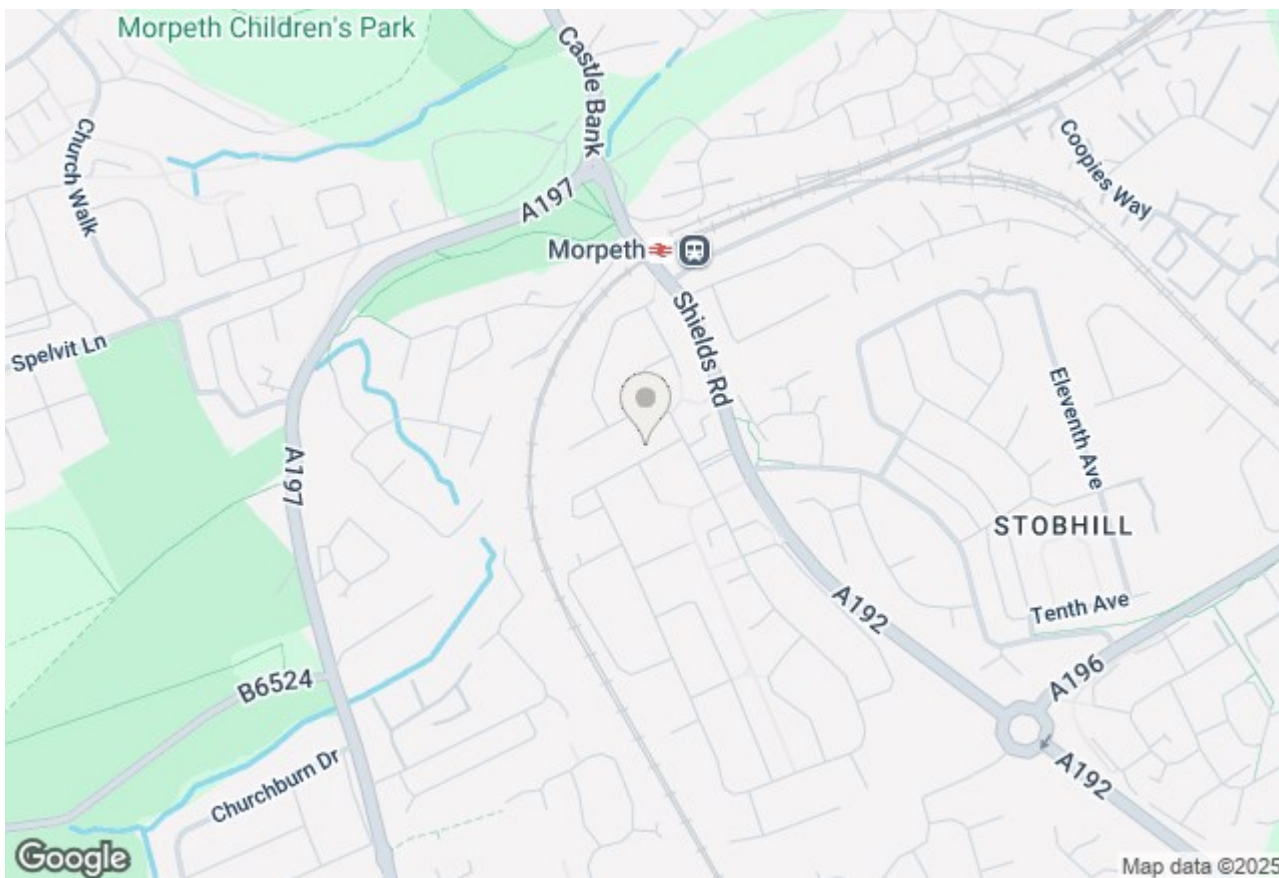
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## Energy Efficiency Rating

|                                             | 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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