

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

8 RIDLEY CLOSE MORPETH NE61 2PJ



- Three Bed Detached Bungalow
- Front & Rear Gardens
- Conservatory
- EPC: TBC
- Tenure: Freehold

- Master To Ensuite
- Double Garage & Off Street Parking
- Cul-de-Sac Location
- Council Tax Band: E
- Services: Mains GCH, Electric, Water, Drainage & Sewage

Offers Over £390,000

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Nestled in the highly sought-after Springhill estate within the desirable Kirkhill area of Morpeth, this beautifully maintained three-bedroom detached bungalow on Ridley Close offers a rare opportunity in a prime residential location. Perfectly suited to those seeking single-level living, the property briefly comprises an entrance porch, hallway, generous lounge with patio doors opening to a bright and airy conservatory, a well-appointed kitchen diner, a master bedroom with ensuite, two further bedrooms, and a modern family bathroom/WC. Externally, the bungalow sits on a generous plot with attractive gardens to both the front and rear, a double driveway for ample off-street parking, and a double garage with a utility area. Bungalows in this location are rarely available, and we anticipate very high levels of interest, early viewing is strongly advised to avoid disappointment.

Morpeth is a highly regarded and historic market town that blends traditional charm with excellent modern amenities. The town centre offers a wide range of independent shops, cafés, restaurants, and essential services, alongside major supermarkets and leisure facilities. For those seeking a relaxed lifestyle with convenience at their doorstep, Morpeth delivers beautifully. Kirkhill, in particular, is well-established and favoured by many due to its peaceful surroundings, strong community feel, and excellent transport links. The property is within easy reach of Morpeth's railway station, offering direct services to Newcastle, Edinburgh, and beyond. With its combination of comfort, location, and accessibility, this bungalow is an exceptional find for anyone looking to downsize or enjoy a quieter pace of life without compromising on amenities.

ENTRANCE PORCH

Entrance door to front, tiled floor and inner door leading to the hallway.

HALLWAY

Providing access to all accommodation, a built in storage cupboard, loft access and radiator.

KITCHEN

11'8" x 9'10" (3.56 x 3.01)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and integrated appliances to include a dishwasher, double oven and hob and under bench fridge. Double glazed window to the rear, radiator and door providing access to the utility area.



ADDITIONAL IMAGE



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LOUNGE

15'8" x 17'5" (4.79 x 5.32)

A spacious main reception room with radiator, double glazed window to the side and patio doors leading to the conservatory.



ADDITIONAL IMAGE



CONSERVATORY

9'9" x 9'10" (2.98 x 3.01)

Double glazed windows and door providing access to the rear garden, warm roof and radiator.



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MASTER BEDROOM

11'2" x 11'1" including measurements (3.41 x 3.39 including measurements)

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



ADDITIONAL IMAGE



ENSUITE

Fitted with a wc, wash hand basin and electric shower in cubicle. Double glazed window, radiator and extractor fan.



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BEDROOM TWO

9'8" x 10'5" including wardrobes (2.97 x 3.2 including wardrobes)
Double glazed window to the front, radiator and fitted wardrobes.



BEDROOM THREE

7'11" x 6'8" (2.42 x 2.05)
Double glazed window to the side, radiator and fitted storage.



FAMILY BATHROOM/WC

Fitted with a wc, wash hand basin in vanity unit and panelled bath.
Double glazed window, radiator and extractor fan.



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EXTERNALLY

The rear of the property has a good size garden, generally North facing but with a sunny aspect, there is a variety of lawn and patio areas.

The front of the property has a lawned garden and double driveway providing access to the garage.



ADDITIONAL IMAGE



DOUBLE GARAGE

The garage has been partially divided to provide a separate utility room and would require reverting back in order to accommodate vehicle parking. There is a double glazed window and external door to the rear, plumbing for washing machine and an electric roller door to the front.

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 May 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 10200 Mbps 1000 Mbps Good

Mobile & Data - Available with O2 & Three, None with Vodafone, Limited with EE (Ofcom Broadband & Mobile Checker May 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 May 2025).

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

Planning Permission - There is currently no active planning permissions for Ridley Close. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked May 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.

There are no estate charges payable for Ridley Close.

Council Tax Band: E Source gov.uk (Checked May 2025).

MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

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

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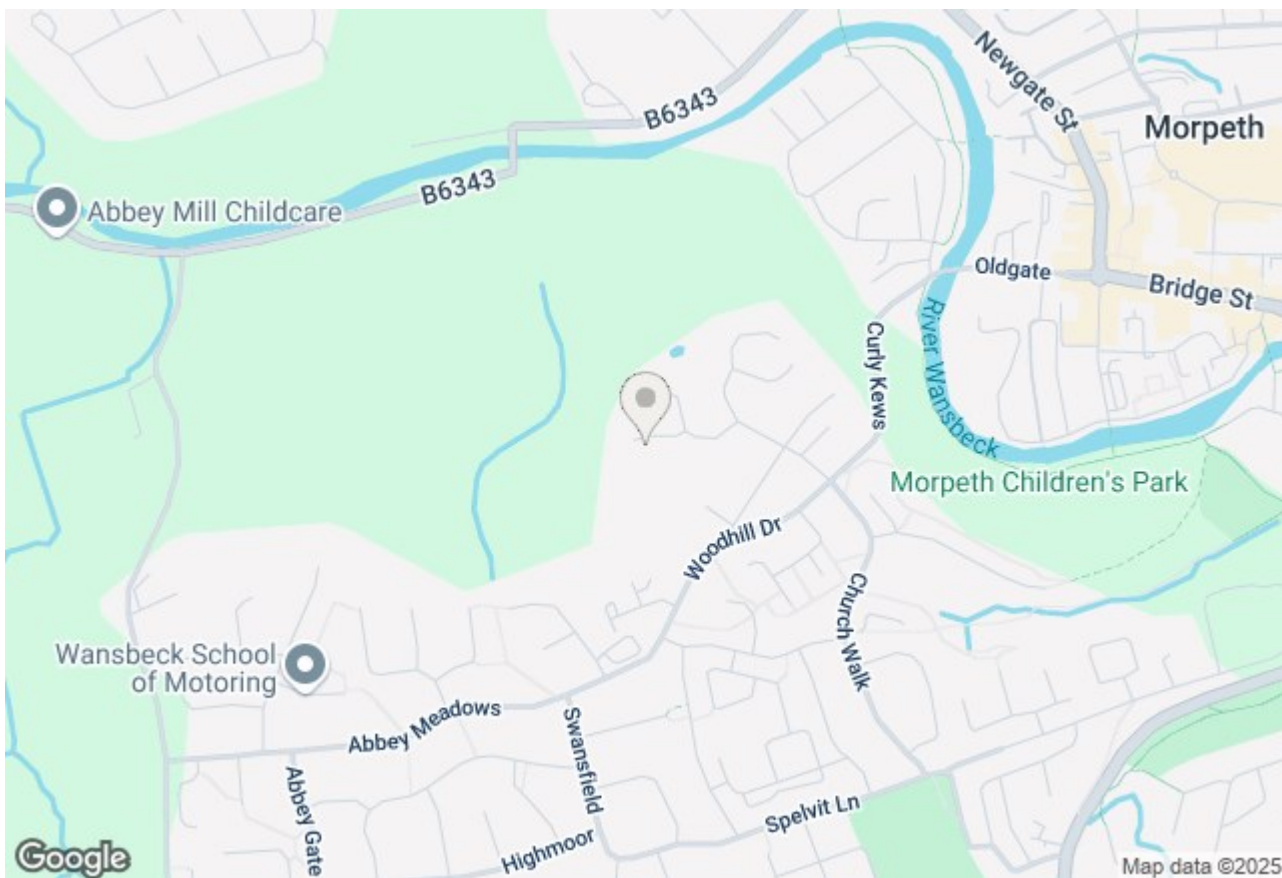
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

07E25AOAO



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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