

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

LOW STOBHILL MORPETH NORTHUMBERLAND NE61 2SF



- Three Bedroom Detached
- Fantastic Position In Cul De Sac
- Garage & Driveway
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Open Plan Living
- Gardens Front & Rear
- EPC: TBC
- Council Tax Band: D

Price £320,000

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An excellent opportunity to acquire this three bedroom detached home, occupying an enviable corner position within the sought after residential area of Low Stobhill, Morpeth. The property enjoys an attractive open outlook over green space to the side, creating a sense of privacy and space rarely found in modern developments.

Internally, the accommodation offers a well-considered layout ideal for modern family living. The ground floor comprises a welcoming entrance hall, a spacious lounge featuring a log-burning stove, and open plan access to the kitchen diner with integrated appliances and bifolding doors that open directly onto the rear garden. In addition, there is a useful utility room with wc providing further storage and plumbing facilities, along with internal access to the garage.

To the first floor, there are two generously sized double bedrooms, a well-proportioned third bedroom currently configured with a versatile desk that converts into a single bed, ideal as a third bedroom or home office, and a contemporary family bathroom fitted with a separate bath and walk-in shower cubicle.

Externally, the property offers off-street parking to the front, and an enclosed rear garden with an outlook over well-maintained green space, adding to the peaceful and open feel of the setting.

Situated in the popular market town of Morpeth, the home is ideally placed for access to a wide range of amenities including supermarkets, independent shops, cafés, bars, and restaurants. The area is well served by schooling for all ages, as well as health and leisure facilities. Morpeth Train Station, within easy reach, provides direct rail links to Newcastle, Edinburgh, and London King's Cross, making this an excellent location for commuters. Road links via the A1 also offer convenient access across the region.

ENTRANCE HALL

Entrance door to the front providing access to the hallway with stairs to the first floor, radiator and under stair storage cupboard.

LOUNGE

16'4" into alcoves x 12'1" (4.98 into alcoves x 3.7)

A spacious lounge with a double glazed window to the front, radiator and fuel burning stove. Open plan to the kitchen diner.



ADDITIONAL IMAGE



LOW STOBHILL MORPETH NORTHUMBERLAND NE61 2SF

ADDITIONAL IMAGE



ADDITIONAL IMAGE



KITCHEN DINER

23'6" x 9'4" (7.18 x 2.87)

A well proportioned space with the kitchen area having a range of fitted wall and base units with co-ordinating work tops and a sink drainer unit with mixer tap, along with an integrated oven, hob with extractor hood and dishwasher. Double glazed window to the rear and door to the utility room.

The dining area has bi-folding doors to the rear garden and a radiator.



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ADDITIONAL IMAGE



ADDITIONAL IMAGE



UTILITY & GROUND FLOOR WC

Double glazed window and external door to the rear, plumbing for washing machine, wc and door to the garage.

FIRST FLOOR LANDING

A spacious landing with a double glazed window to the side and access to the loft.



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BEDROOM ONE

13'1" x 12'2" (4 x 3.72)

Double glazed window to the front, radiator.



BEDROOM TWO

13'1" x 10'1" (4 x 3.09)

Double glazed window to the rear, radiator.



ADDITIONAL IMAGE



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BEDROOM THREE

7'8" x 9'10" (2.35 x 3.01)

A good size third bedroom which has a single bed that converts into a desk, double glazed window to the rear, radiator.



ADDITIONAL IMAGE



BATHROOM/WC

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



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ADDITIONAL IMAGE



GARAGE

Single attached garage with electric door, power and lighting and door to the utility room.

EXTERNALLY

The rear of the property has a well established, rear garden with lawn and planted borders.

The front of the property has a gravelled driveway and garden. EV charging point and double external socket.



ADDITIONAL IMAGE



LOW STOBHILL MORPETH NORTHUMBERLAND NE61 2SF

ADDITIONAL IMAGE



OUTLOOK TO SIDE OF PROPERTY



OUTLOOK FROM FRONT OF PROPERTY



LOW STOBHILL MORPETH NORTHUMBERLAND NE61 2SF

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 June 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard No Data No Data No Data

Superfast No Data No Data No Data

Ultrafast No Data No Data No Data

Mobile & Data - No Data Available (Ofcom Broadband & Mobile Checker June 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 June 2025).

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

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

Council Tax Band: D (Source: gov.uk Checked June 2025).

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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.

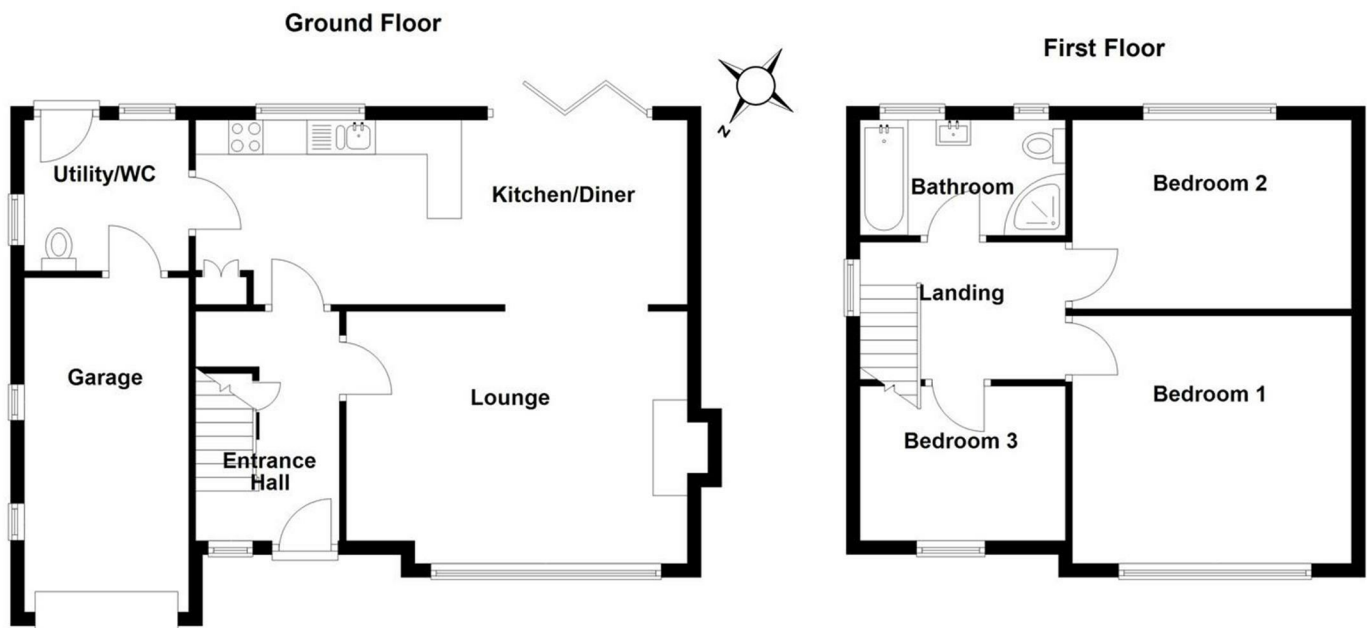
GOOGLE MAPS - GENERAL NOTE

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

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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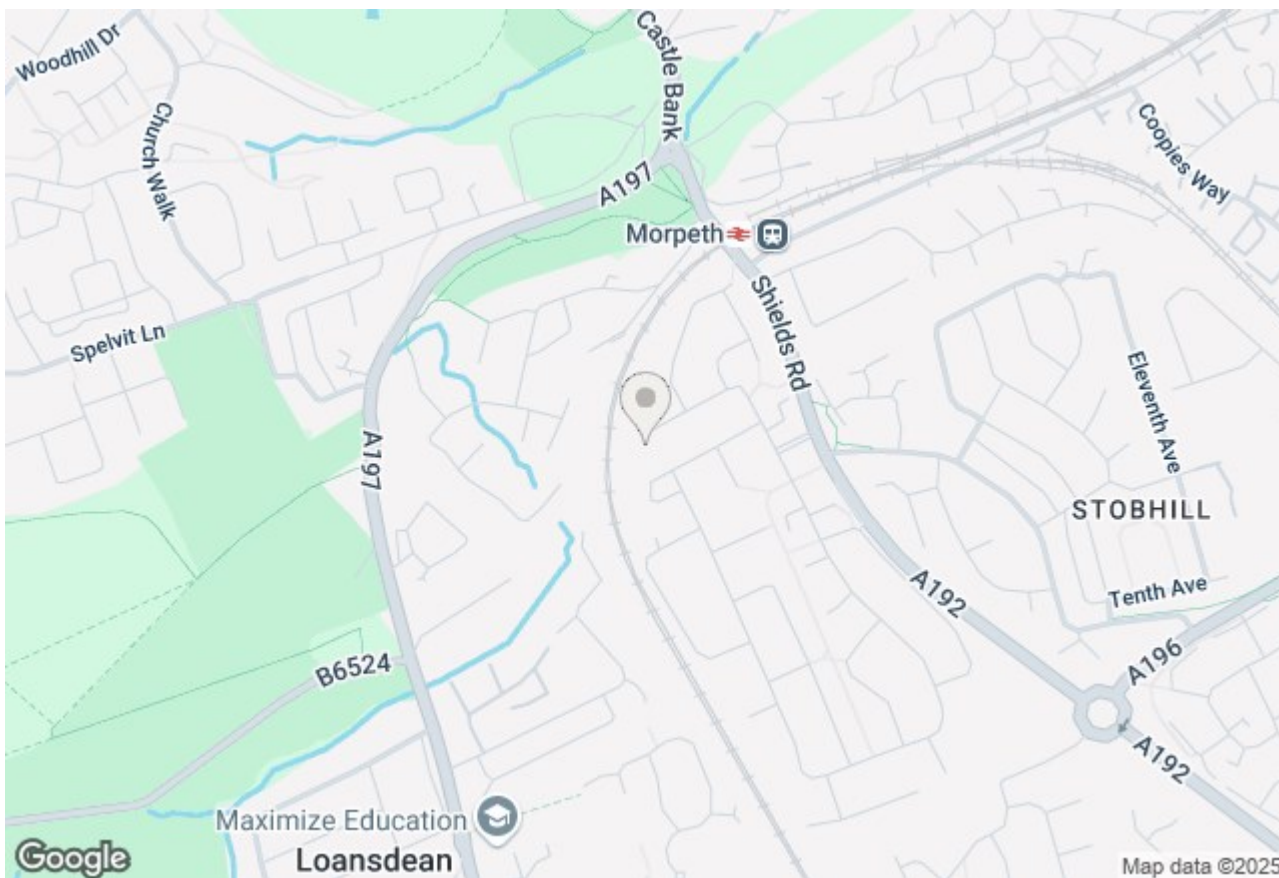


Main area: Approx. 96.5 sq. metres (1038.9 sq. feet)
Plus garages, approx. 11.7 sq. metres (126.0 sq. feet)

Low Stobhill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	83
(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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