

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**CHARLES STREET PEGSWOOD NE61 6UN**



- Investment Opportunity
- Gas Central Heating
- Popular Location
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Two Bedroom Bungalow
- Double Glazing
- Energy Rating: C
- Council Tax Band: A

**Price £135,000**

# CHARLES STREET PEGSWOOD NE61 6UN

Welcome to this two bedroom mid terrace bungalow, located on Charles Street in the popular village of Pegswood. Offering convenient single level living, the property benefits from double glazing, gas central heating, and the added advantage of on site parking.

The accommodation briefly comprises: an entrance porch leading into a spacious lounge diner, a well-appointed kitchen, rear hallway, two comfortable bedrooms, and a shower room/WC. Externally, the bungalow enjoys an easy to maintain front garden and parking space, providing both outdoor relaxation and practical convenience.

Pegswood is a popular village situated just a few miles from the historic market town of Morpeth, offering excellent local amenities including a convenience store, primary school, doctors' surgery, pharmacy, takeaways, and a railway station with links to Newcastle and beyond. Morpeth itself provides a wider range of shops, supermarkets, restaurants, leisure facilities, and attractive riverside walks, making this location ideal for those seeking a balance of village life and easy access to town amenities.

This charming bungalow is perfect for first-time buyers, downsizers, or anyone looking for a comfortable home in a well-connected Northumberland location. Early viewing is highly recommended.

## ENTRANCE PORCH

Entrance door to side, double glazed window to front, radiator and inner door leading to the lounge.

## LOUNGE DINER

11'6" x 17'5" (3.53m x 5.33m)

A spacious main reception room with a double glazed window to the front, radiator, electric fire in decorative surround and laminate floor.



## ADDITIONAL IMAGE



# CHARLES STREET PEGSWOOD NE61 6UN

## KITCHEN

7'2" x 10'1" (2.2 x 3.08)

Fitted with a range of wall and base units with roll top work surfaces and a sink drainer unit with mixer tap and integrated appliances to include an oven and hob with extractor hood, washing machine and fridge freezer. Double glazed window to front, radiator.



## REAR HALL

Providing access to the bedrooms and bathroom, built-in storage cupboard and laminate floor.

## BEDROOM ONE

11'8" x 11'6" (3.56 x 3.52)

Double glazed window to rear, radiator and laminate floor.



## BEDROOM TWO

8'3" x 7'2" (2.53 x 2.19)

Double glazed external door and window to rear, radiator, laminate floor and a built-in storage cupboard.

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## SHOWER ROOM/WC

Fitted with a wc, wash hand basin and a mains shower in cubicle. Heated towel rail, extractor fan and built in storage cupboard.



## EXTERNALLY

The front of the property has a driveway for up to two cars and a garden area. There is access to the rear of the property via the external door in the second bedroom, this leads to a small gravelled 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 July 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 6 mbps 0.7 mbps Good

Superfast 80 mbps 20 mbps Good

Ultrafast 1000 mbps 1000 mbps Good

Mobile & Data - Yes - Based on customers' experience in the NE61 area, this shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations. (Ofcom Broadband & Mobile Checker July 2025).

Likely - O2 85%, EE 81%, Vodafone 69%, Three 66%

Coverage is based on predictions by mobile network operators.

Performance is based on crowd sourced samples. Scores should be considered as a guide since there can be local variations.

Experience can vary due to a range of factors in the local area.

The information displayed may not always reflect your experience 'on the ground'.

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 July 2025).

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

Planning Permission - There is currently one active planning permissions for Charles Street. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked July 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 - Not confirmed. we have been advised that the property is Freehold however 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 Charles Street.

Council Tax Band: A (Source gov.uk Checked July 2025).

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# CHARLES STREET PEGSWOOD NE61 6UN

## 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.

## 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.


## VIEWING ARRANGEMENTS

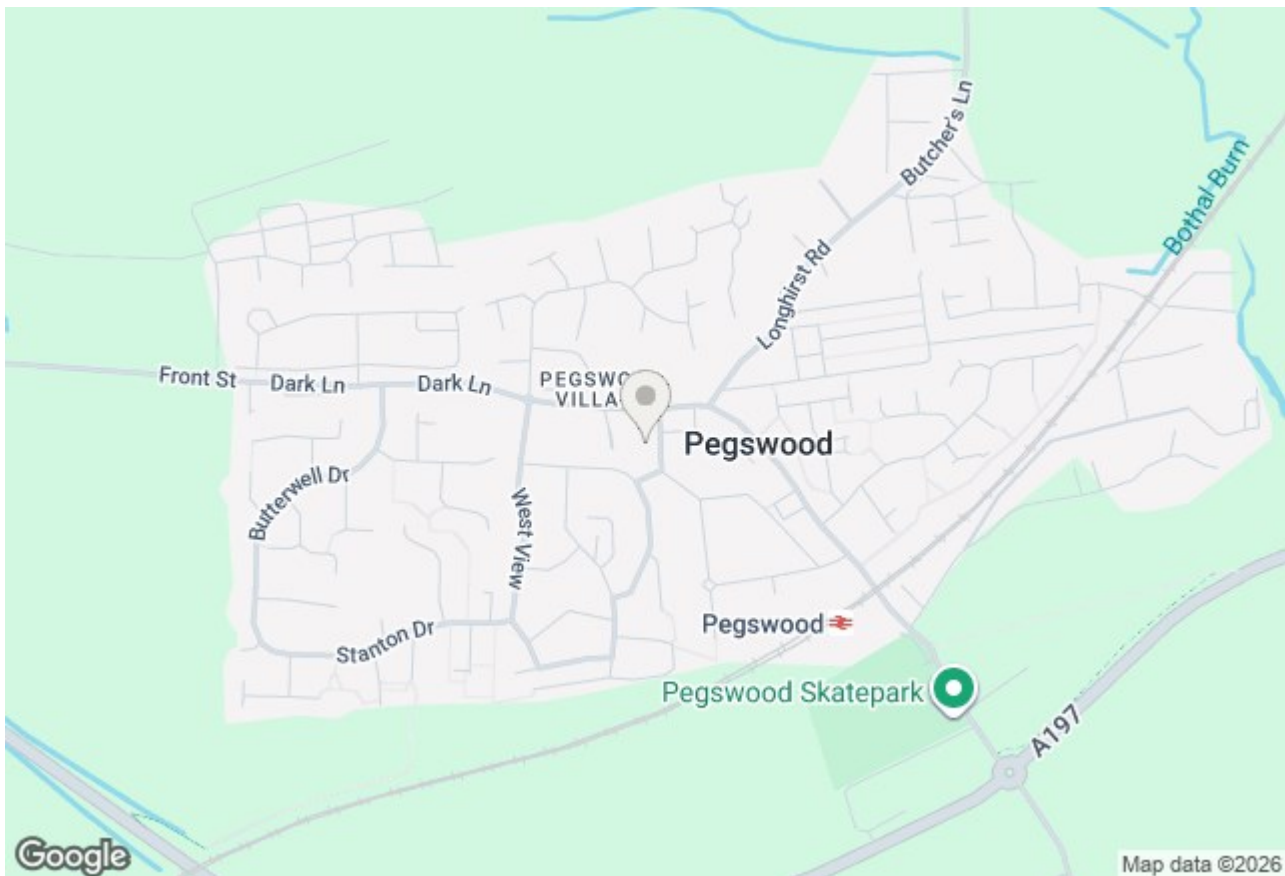
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>70</b>	<b>87</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 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 2002/91/EC	



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