

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

GRANGEWOOD STOBWOOD MORPETH NE61 5PL



- 3/4 Bedroom Detached Home
- Open Plan Kitchen Diner
- Garage & Parking
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage, Sewerage

- Dining Room/Ground Floor Bedroom & Shower Room
- Beautiful Gardens
- EPC: C
- Council Tax Band: D

Price £330,000

GRANGEWOOD STOBWOOD MORPETH NE61 5PL

A beautifully maintained 3/4 bedroom detached home located on a small development in Stobswood, close to Widdrington Station. This versatile property has been lovingly cared for both inside and out and offers flexible accommodation that would suit both families and those requiring some ground floor living.

The ground floor comprises a welcoming entrance hall, lounge, and a dining room which could alternatively be used as a ground floor bedroom, providing a practical solution for anyone preferring to avoid stairs, convenient shower room/WC, along with a spacious open-plan kitchen diner with sitting area and a separate utility room, offering both comfort and functionality.

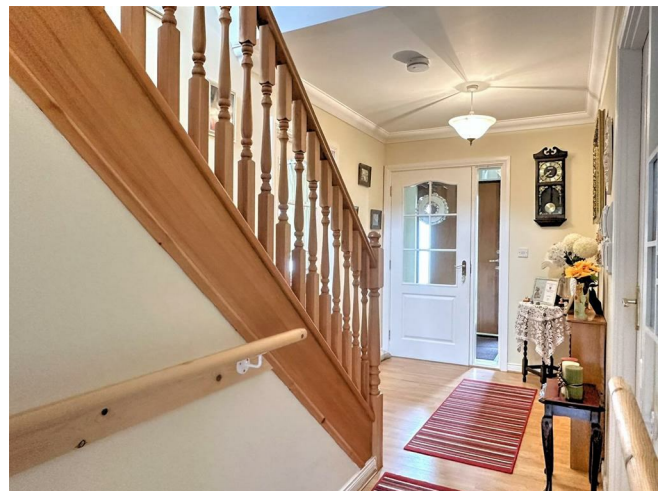
Upstairs, there are three double bedrooms and a family bathroom/WC, all presented to a high standard, while externally the property enjoys well-maintained gardens to the front and rear, a double-length driveway, carport, and detached garage.

Stobswood is a peaceful village with easy access to Widdrington Station for commuting to Newcastle and beyond. Local amenities include shops, schools, and cafés, with further facilities available in Morpeth and Ashington. Outdoor enthusiasts will appreciate the nearby Druridge Bay, offering sandy beaches, scenic coastal walks, and recreational opportunities.

This property is ideal for those seeking a well presented home with flexible ground floor accommodation, combining the tranquility of village life with excellent connectivity and access to the coast and town centres.

ENTRANCE HALL

Entrance door to the front leading to a welcoming hallway with laminate flooring, radiator and stairs leading to the first floor and a storage cupboard.



LOUNGE

12'6" x 17'4" (3.82 x 5.3)

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



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ADDITIONAL IMAGE



DINING ROOM/GROUND FLOOR BEDROOM

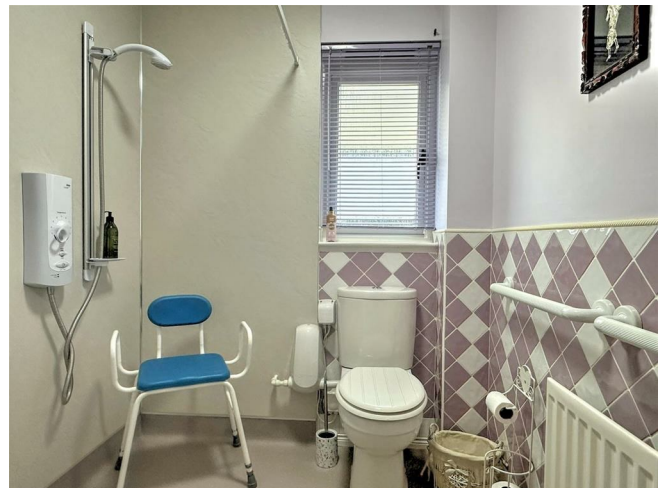
9'9" x 11'3" (2.98 x 3.43)

Double glazed window to the front, radiator and laminate floor.



GROUND FLOOR SHOWER ROOM/WC

Fitted with a wc, wash hand basin and an electric shower. Double glazed window to the side, radiator.



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KITCHEN DINER

10'2" x 23'4" (3.1 x 7.13)

A generous, family orientated space with ample room accommodating the kitchen, dining area and sitting area.



KITCHEN

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 including a dishwasher, oven, hob and extractor hood and a fridge freezer. Double glazed window to the rear, tiled floor and a door leading to the utility room.



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DINING AND SITTING AREA

Tiling to the floor is continued and there are double glazed patio doors to the rear garden and a radiator.



UTILITY ROOM

1.76 x 2.99

Fitted with base units, a sink drainer unit with dual taps and plumbing for washing machine. Double glazed window to the side and an external door leading to the rear garden.



FIRST FLOOR LANDING

Fitted with two built in storage cupboards and a velux window to the rear.



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BEDROOM ONE

15'7" max x 12'7" (4.76 max x 3.84)

Measurement excludes wardrobes.

Double glazed dormer window to the front, radiator and built in sliding door wardrobes.



ADDITIONAL IMAGE



BEDROOM TWO

12'2" x 12'11" max (3.73 x 3.94 max)

Double glazed dormer window the front, radiator and built in wardrobes with sliding door.



BEDROOM THREE

9'6" x 9'1" max (2.92 x 2.79 max)

Double glazed velux window to the rear, radiator.

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BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath. Double glazed velux window to the rear, radiator and laminate floor.



EXTERNALLY

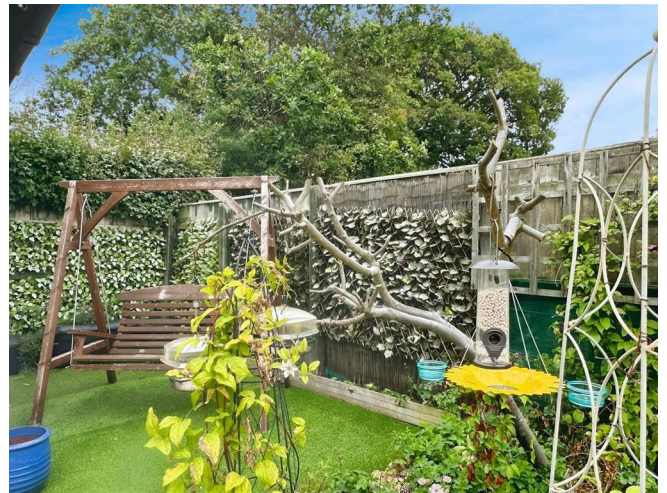
The rear of the property has an enclosed garden, mainly lawned with well established borders, planted areas and patio.

The front of the property has a further garden area, lawned with planted borders.



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ADDITIONAL IMAGE



ADDITIONAL IMAGE



GARAGE & PARKING

The garage is to the side of the property and has a roller door with power and lighting and an external door to the side leading to the rear garden.

There is also a car port and double length driveway providing access to the garage.

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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 - Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker July 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 17 mbps 1 mbps Good

Superfast 71 mbps 15 mbps Good

Ultrafast NA NA NA

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'.

(Ofcom Broadband & Mobile Checker August 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 August 2025).

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

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



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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 Grangwood.

Council Tax Band: D (Source gov.uk Checked August 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

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

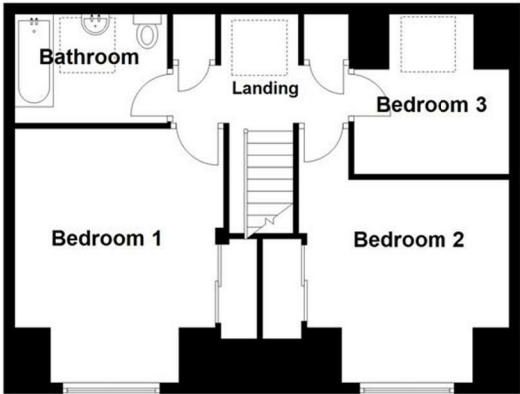
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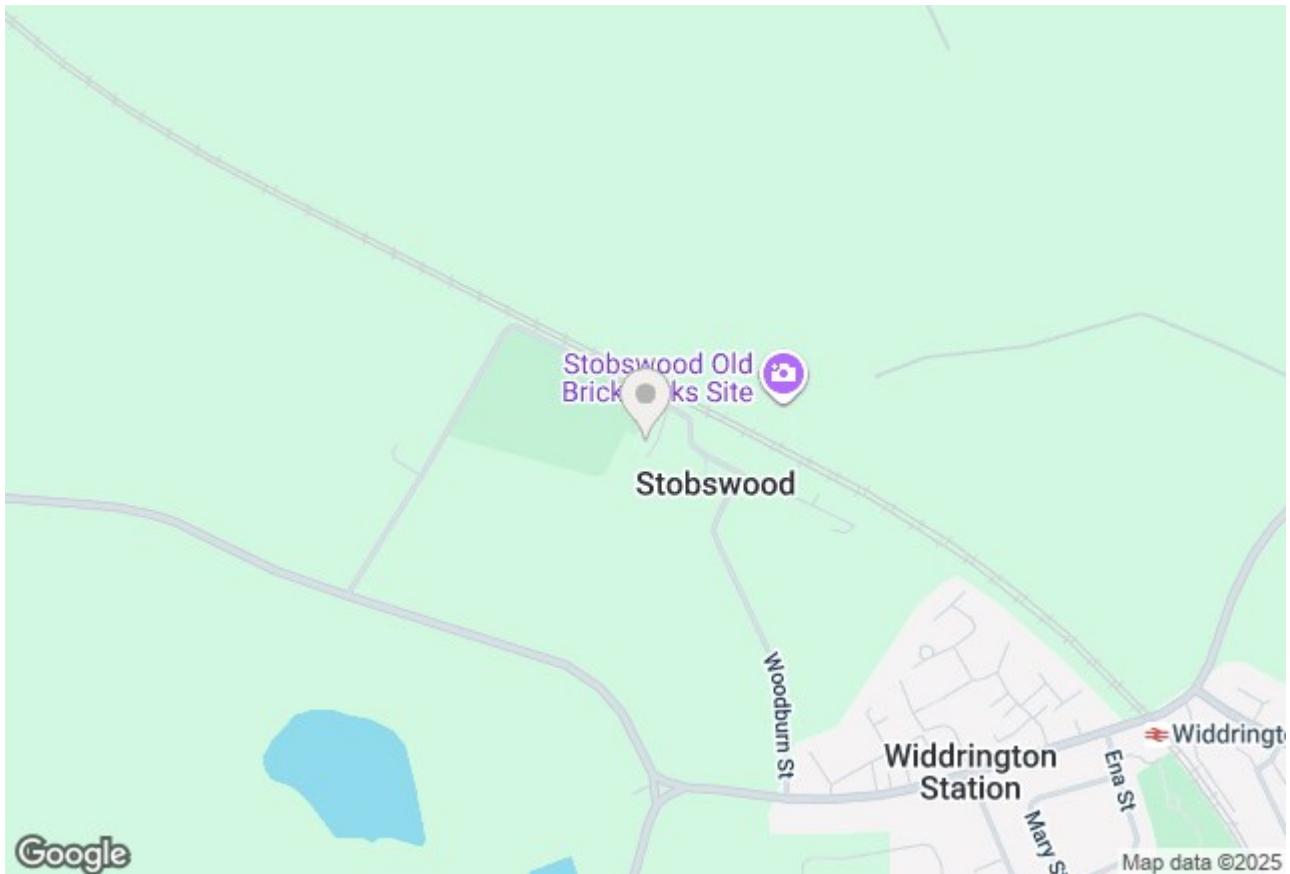
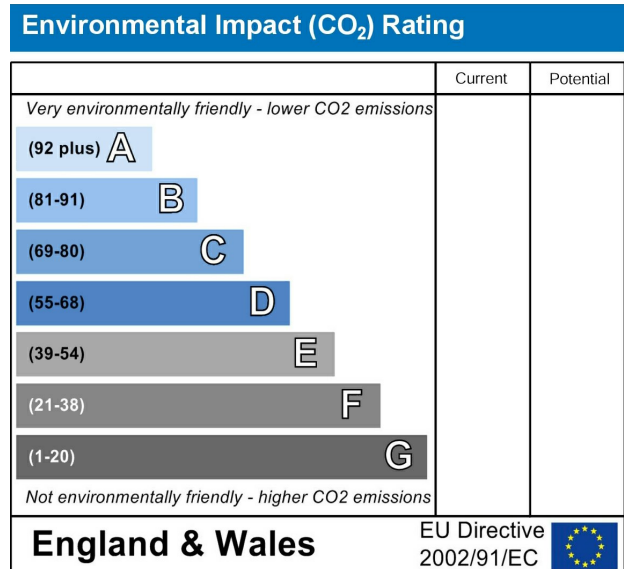
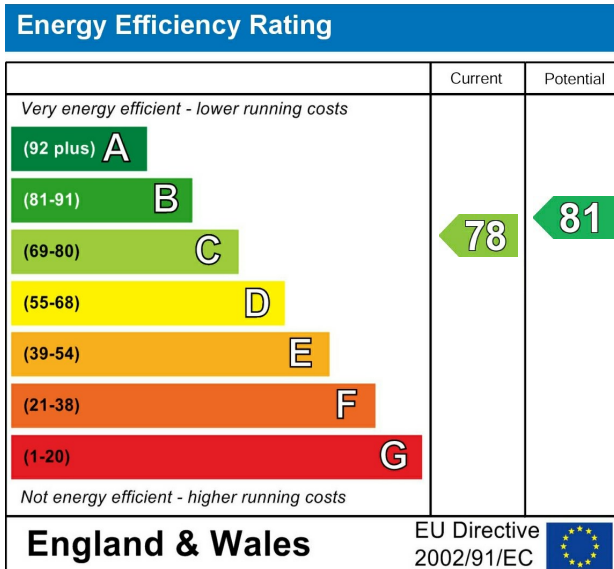
Ground Floor



First Floor inc. restr. head height



Main area: Approx. 137.9 sq. metres (1484.8 sq. feet)
Plus garages, approx. 15.6 sq. metres (167.6 sq. feet)
Grangewood, Stobsswood



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