

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

LINDISFARNE LANE MORPETH NE61 2UH



- Semi Detached Bungalow
- Conservatory
- Amenities Nearby
- EPC: D
- Tenure: Freehold

- Two Bedrooms
- Gardens & Garage
- No Upper Chain
- Council Tax Band: C
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

**Price £240,000**



# LINDISFARNE LANE MORPETH NE61 2UH

This well-presented two-bedroom semi-detached bungalow is located on Lindisfarne Lane within the sought after Stobhill Grange area of Morpeth. Offered to the market with no onward chain, this property is perfect for those looking to downsize or for buyers seeking single level living. The accommodation briefly comprises: welcoming entrance hall, lounge, breakfasting kitchen, light filled conservatory, two good sized bedrooms, and a family bathroom/WC. Externally, the property benefits from well maintained gardens to the front and rear, a garage, and a driveway providing off street parking. Stobhill offers a great range of local amenities, including a nearby Sainsbury's supermarket, local shops, and excellent transport links. Morpeth Train Station is within easy reach, providing regular services to Newcastle and beyond, making this a convenient location for commuters and the Town Centre offers a wide range of amenities.

## ENTRANCE HALL

Entrance door to front leading to the hallway with a radiator and built in storage cupboard.

## LOUNGE

13'8" x 11'5" maximum (4.18 x 3.49 maximum)

Double glazed window to the front, radiator and a feature fireplace with electric fire and built in storage to the alcoves.



## KITCHEN

11'4" x 12'3" (3.46 x 3.74)

Fitted with a range of wall and base units with roll top work surfaces and a sink drainer unit with mixer tap. There is plumbing for a washing machine, space for an under bench fridge or freezer and an electric cooker point. Double glazed window and external door to the rear leading to the conservatory. The seller has advised that the under bench fridge, washing machine and cooker will be included within the sale.



## ADDITIONAL IMAGE



# LINDISFARNE LANE MORPETH NE61 2UH

## CONSERVATORY

6'8" x 10'4" (2.04 x 3.16)

Double glazed windows and an external door leading to the rear garden.



## BEDROOM ONE

11'6" x 7'1" (3.52 x 2.16)

Double glazed window to the front, radiator.



## BEDROOM TWO

10'10" x 8'4" maximum (3.32 x 2.55 maximum)

Double glazed window to the rear, radiator and built in storage cupboard.





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## BATHROOM/WC

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



## EXTERNALLY

The front of the property has a gravelled garden for easy maintenance and a driveway providing off street parking and access to the garage.

The rear of the property has a wall maintained garden with lawn and established plants and shrubs.



## GARAGE

Single attached garage with electric roller door, power and lighting and an external door to the rear garden.

## 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 GCH

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

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

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

Planning Permission - There is currently no active planning permissions for Lindisfarne Lane.

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/Leasehold - Not confirmed. we have been advised that the property is Freehold/Leasehold.

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.

## 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

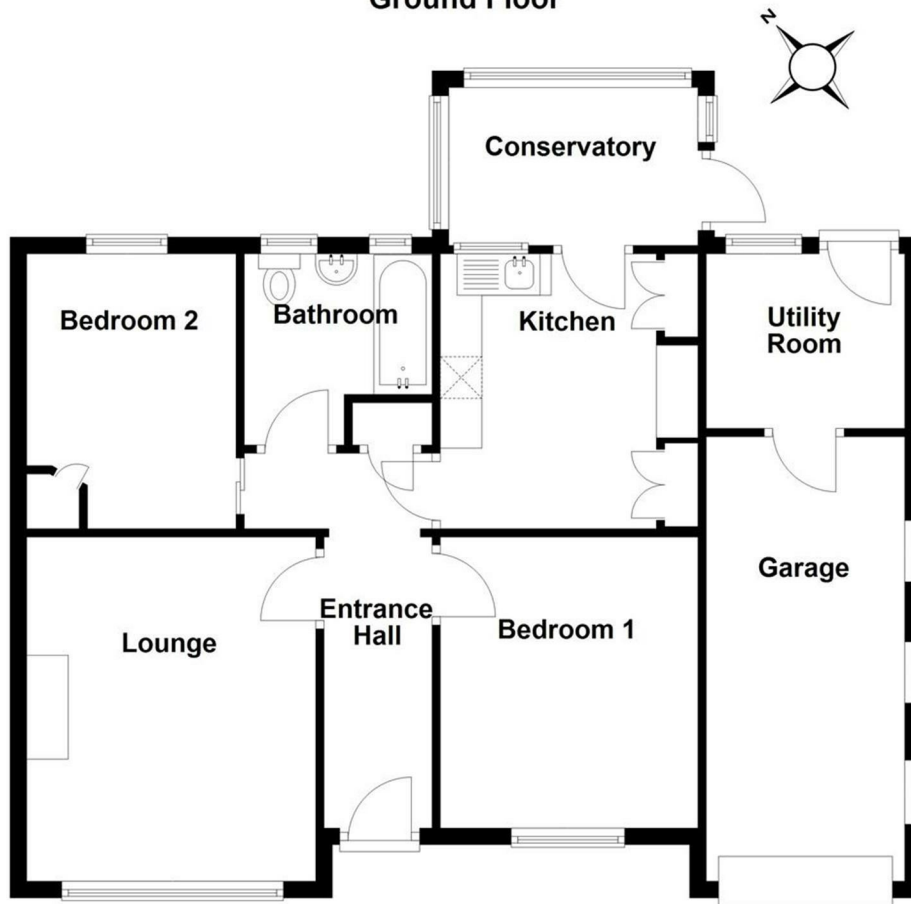
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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# LINDISFARNE LANE MORPETH NE61 2UH


## Ground Floor

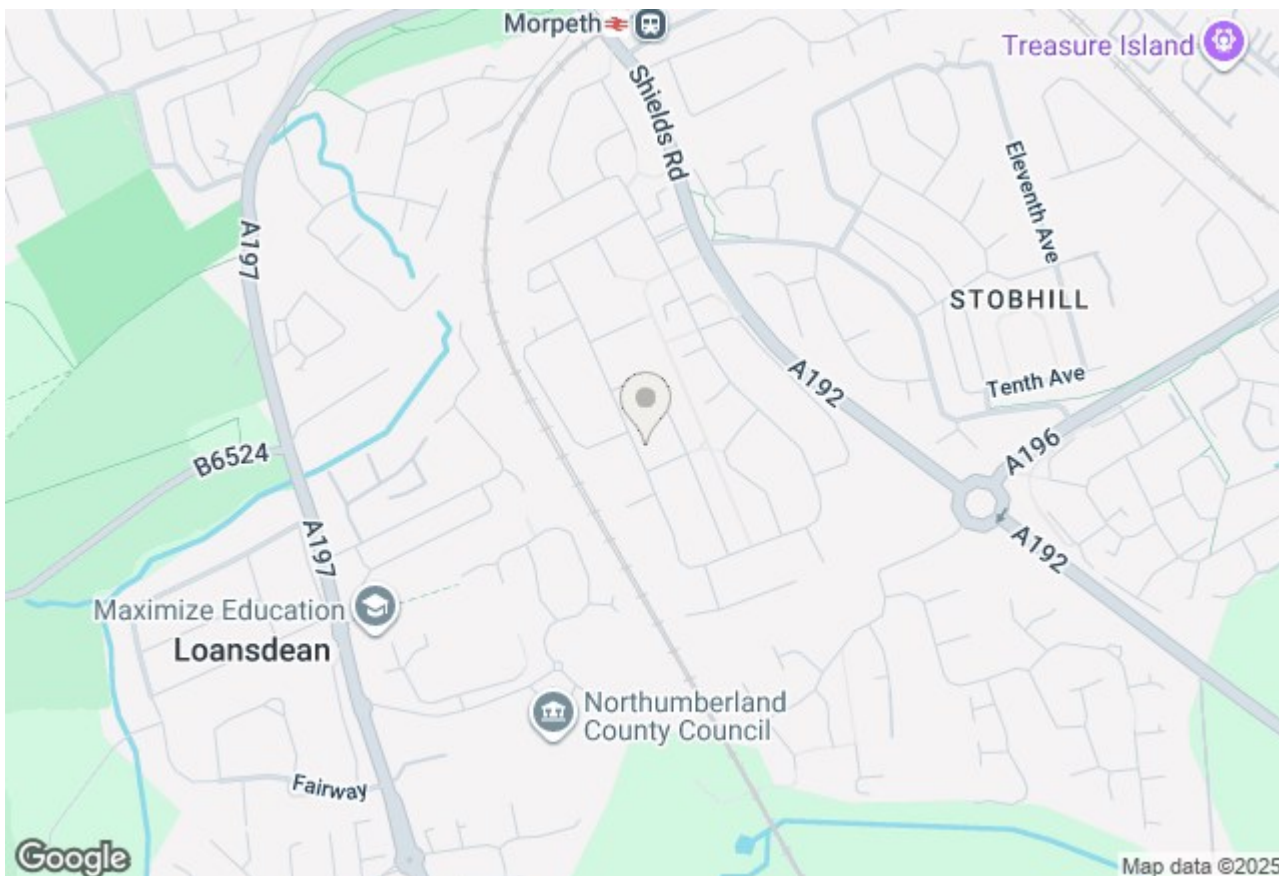


Main area: Approx. 69.3 sq. metres (745.7 sq. feet)  
Plus garages, approx. 12.8 sq. metres (137.6 sq. feet)

**Lindisfarne Lane**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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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