

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

HIGH STANNERS MORPETH NE61 1QU



- Three Bedroom Semi
- Overlooking River Wansbeck
- Updating Required
- Council Tax Band: C
- Services: Mains Gas, Electric, Water, Drainage, Sewerage

- Close to Town Centre
- No Further Chain
- EPC: TBC
- Tenure: Freehold

Price £230,000

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A fantastic opportunity to purchase this three bedroom semi detached home, offered with no upper chain, in a superb position on High Stanners, just a short walk from Morpeth town centre and enjoying picturesque views over the River Wansbeck. The property benefits from gas central heating and double glazing and briefly comprises: entrance hall, lounge, kitchen/diner, and ground-floor WC. To the first floor there are three well-proportioned bedrooms and a family bathroom/WC. Externally, there are gardens to the front, side and rear, offering plenty of space for outdoor enjoyment. This is a wonderful opportunity to modernise and create a home to your own taste. Early viewing is highly recommended to avoid disappointment.

Morpeth is a thriving and sought-after market town with an excellent range of amenities, including a variety of shops, cafés and restaurants, as well as the stylish Sanderson Arcade. Residents enjoy easy access to Carlisle Park with its riverside walks, gardens, and leisure facilities. The town also offers excellent transport links, with regular rail services and easy access to the A1 for commuting. Local services include schools, healthcare facilities, leisure centre, and supermarkets, making Morpeth an ideal location for families and professionals alike.

ENTRANCE HALL

Entrance door to the front leading to a hallway with a radiator and stairs to the first floor.

LOUNGE

14'0" x 13'2" plus alcove (4.29 x 4.03 plus alcove)

Double glazed windows to the rear, radiator and a gas fire in decorative surround.



KITCHEN DINER

12'4" x 13'3" (3.78 x 4.06)

Maximum Dimensions Given.

A well proportioned kitchen diner. The kitchen area having fitted wall and base units with roll top work surfaces, sink drainer unit with mixer tap, plumbing for washing machine, cooker point and space for an under bench fridge. The dining area has a double glazed window to the front, radiator and an under stair storage cupboard.



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ADDITIONAL IMAGE



SIDE LOBBY

Providing access to the ground floor wc, storage cupboard and external door to the side.

GROUND FLOOR WC

Fitted with a wc and wash hand basin.

FIRST FLOOR LANDING

Double glazed window to the side, radiator.

BEDROOM ONE

14'1" max x 10'2" (4.3 max x 3.12)

Double glazed window to the rear, radiator.



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BEDROOM TWO

12'7" x 10'3" (3.84 x 3.13)

Double glazed window to the rear, radiator.



BEDROOM THREE

Double glazed window to the front, radiator.



BATHROOM/WC

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



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EXTERNALLY

There are gardens to the front, rear and side of the property and the side offers the opportunity for off street parking.

To the front of the property is a large green with a footpath along the river, stepping stones and in to the town centre and Carlisle Park. There is also a footbridge across the river leading to Mitford Road and to the west of the property is the popular Lady's Walk footpath.



ADDITIONAL IMAGE



FRONT OUTLOOK

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

- Property construction: Standard brick and block construction
- Energy Performance rating: Survey Instructed
- Number and types of room: 3 bedrooms, bathroom, 1 reception, 1 ground floor wc
- Electricity supply: Mains electricity
- Solar Panels: No
- Other electricity sources: No
- Water supply: Mains water supply-
- Sewerage: Mains
- Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.
- Heating features: Double glazing

- Broadband: FTTP (Fibre to the Premises)
- Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

- Parking: Driveway
- Building safety issues: No

- Restrictions - Listed Building: No
- Restrictions - Conservation Area: No
- Restrictions - Tree Preservation Orders: None
- Public right of way: No

- Long-term area flood risk: Yes
- Historical flooding: No
- Flood defences: No
- Coastal erosion risk: No

- Planning permission issues: No
- Accessibility and adaptations: None
- Coal mining area: Yes
- Non-coal mining area: No
- Loft access: Yes - insulated and unboarded, accessed by: Hatch

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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.

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.

TENURE & COUNCIL TAX BAND

We have been advised that the property is 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.

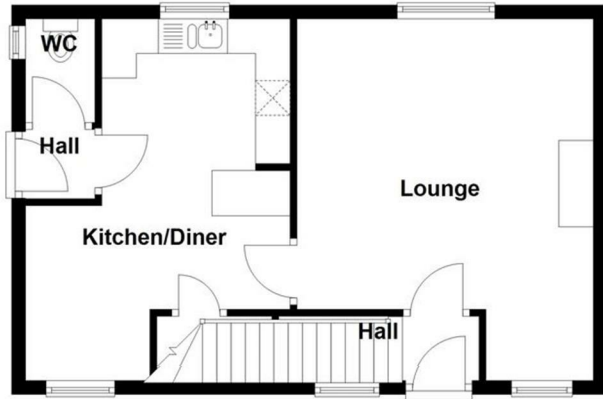
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

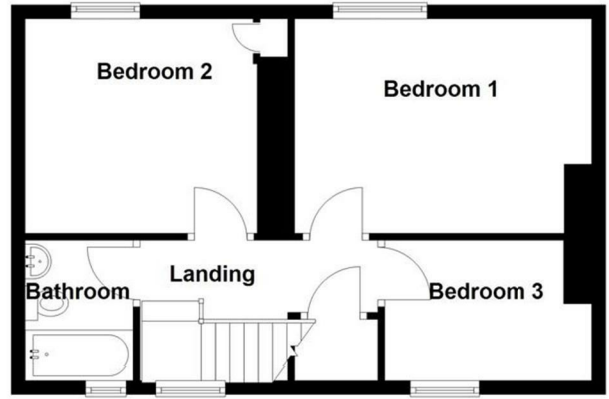
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Ground Floor



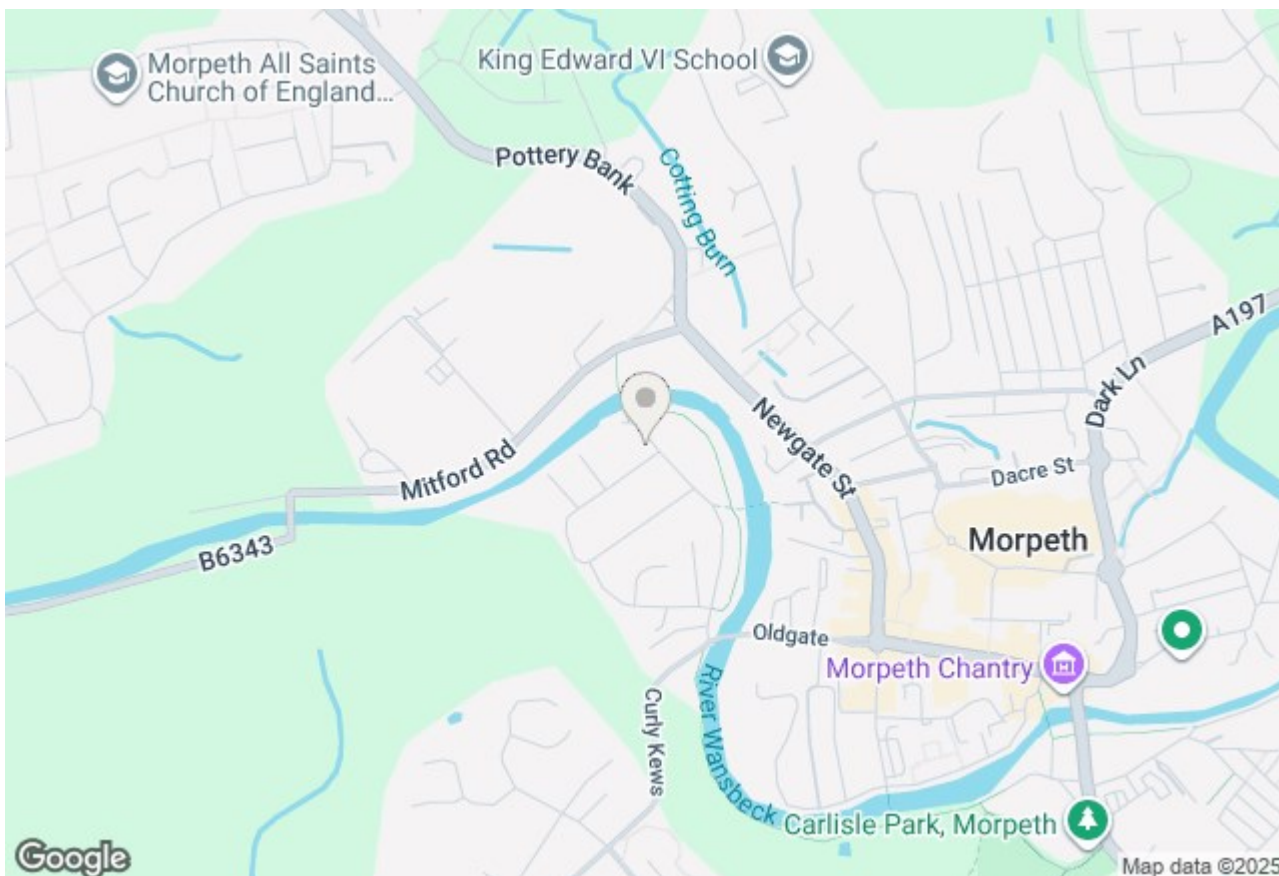
First Floor



Total area: approx. 85.1 sq. metres (915.8 sq. feet)
High Stanners

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		
	63	76
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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