

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**GRANGE VIEW WIDDRINGTON NE61 5PG**



- Two Bedroom Semi Detached
- No Upper Chain
- Off Street Parking
- Council Tax Band: A
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Double Glazing & Gas CH
- Large Gardens
- EPC: D
- Tenure: Freehold

**Price £100,000**



# GRANGE VIEW WIDDRINGTON NE61 5PG

A well-presented two bedroom semi-detached home located on Grange View in Widdrington Station. The property benefits from double glazing and gas central heating via a combi boiler. Internally the accommodation briefly comprises: an entrance hall, lounge, kitchen diner, and a handy rear lobby with ground floor cloakroom/WC. On the first floor are two good sized bedrooms and a bathroom/WC.

Outside, the home features gardens to both front and rear, and double gates provide off street parking.

The location is ideal for both convenience and lifestyle, Widdrington Station offers local amenities including a doctor's surgery, library, first school, hairdressers, local co-op and community shops.

Commuting and onward connections are also well-facilitated: the village lies just around 6 miles north/northeast of Morpeth. Nearby Ashington is also within easy reach by road or bus, and the beautiful Northumberland coastline is only a short journey away, perfect for leisure and weekend outings.

This home offers a great blend of comfortable living, convenience and access to both town and coastal amenities.

## ENTRANCE HALL

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

## LOUNGE

12'0" x 15'7" max (3.67 x 4.77 max)

Measurement taken into bay window.

Double glazed bay window to the front and a radiator.



## KITCHEN DINER

7'3" x 16'1" (2.21 x 4.91 )

Fitted with wall and base units with roll top work surfaces, sink drainer unit and mixer tap, along with an electric cooker point and plumbing for washing machine. Double glazed window to the rear and a radiator.



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## ADDITIONAL IMAGE



## REAR LOBBY

Radiator, external door to the side and access to the ground floor wc.

## GROUND FLOOR WC

Fitted with a wc and wash hand basin. Double glazed window to the rear and a radiator.

## FIRST FLOOR LANDING

Double glazed window to the side, radiator.

## BEDROOM ONE

10'6" 12'10" max (3.22 3.92 max)

Maximum Measurements taken.

Double glazed window to the front, radiator and built in storage cupboard housing combi boiler.



## BEDROOM TWO

9'10" x 9'8" max (3.01 x 2.96 max )

Maximum Measurements Given.

Double glazed window to the rear, radiator.



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### BATHROOM/WC

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



### EXTERNALLY

The front of the property has a large, enclosed garden. To the rear there is a further garden area and double gates providing off street parking.



### ADDITIONAL IMAGE





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## OUTLOOK TO FRONT



## REAR GARDEN & PARKING



## 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 November 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 16 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast NA NA NA

Mobile & Data - Limited with Three. Likely with EE, O2, & Vodafone (Ofcom Broadband & Mobile Checker November 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Low Risk - Yearly Chance of Flooding 2036 & 2069 - Medium Risk - (Gov.uk Flood Risk Checker November 2025).

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

Planning Permission - There is currently one active planning permissions for Grange View. For more information please visit: <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked November 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 Grange View, Widdrington.

Council Tax Band: A (Source gov.uk Checked November 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


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# GRANGE VIEW WIDDRINGTON NE61 5PG

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

05K25AOAO



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<div>65</div>	<div>85</div>
(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		
England & Wales		
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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