

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

6 FALCON HILL MORPETH NE61 2YG



- Detached Family Home
- Lounge Diner & Sun Room
- Double Driveway
- Council Tax Band D
- VIRTUAL TOUR AVAILABLE

- Open Outlook To Front
- Master Bedroom With Ensuite
- EPC Rating C
- Freehold
- Services: Mains GCH, Electric, Water & Sewage

Price £385,000

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An immaculately presented, extended family home situated on Falcon Hill within the sought after Kirkhill area of Morpeth. With an outlook across an open green, perfect for a kick about or walks with the dogs, the property occupies an enviable position within convenient proximity of Morpeth Town centre, local shops on the estate and Abbeyfields First School.

The accommodation has double glazing, gas central heating via a combi boiler and briefly comprises of: Entrance hall, spacious lounge diner with double doors leading to the sun room, a contemporary kitchen with integrated appliances, utility room and a sauna room complete the ground floor accommodation. To the first floor there is a master bedroom currently used as a gym with an ensuite bathroom/wc, two double bedrooms, a fourth bedroom ideal for use as a single bedroom or office and a principle shower room/wc. Externally the property has a low maintenance rear garden, double driveway to the front for off street parking and storage to the remainder of the garage.

Properties in this location are extremely sought after and viewing is highly recommended to fully appreciate.

ENTRANCE PORCH

Entrance door to the front with double glazed windows to the front and sides, radiator, tiled floor and inner door to the lounge.

LOUNGE

An open plan reception room with a double glazed window to the front, gas fire in a decorative surround, radiator and stairs leading to the first floor with under stair cupboard.



DINING AREA

Open plan from the lounge with a radiator and double doors to the family/games room.



SUN ROOM

A versatile addition to the living accommodation with a double glazed lantern roof, french doors leading to the rear garden, radiator and electric fire.



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KITCHEN

Fitted with a modern range of wall and base units with under lighting and roll top work surfaces, sink drainer unit with mixer tap and an integrated dishwasher, electric double oven and gas hob with extractor hood. Tiling to floor and double glazed window to the rear.



UTILITY ROOM

Accessed from the kitchen, fitted with wall and base units with roll top work surfaces and plumbing for washing machine. There is an external door leading to the rear garden, double glazed window to the rear and a radiator.



SAUNA ROOM

Originally part of the garage, the space has been converted to accommodate a Sauna, two built in storage cupboards, radiator and tiled floor continued from the utility room.

FIRST FLOOR LANDING



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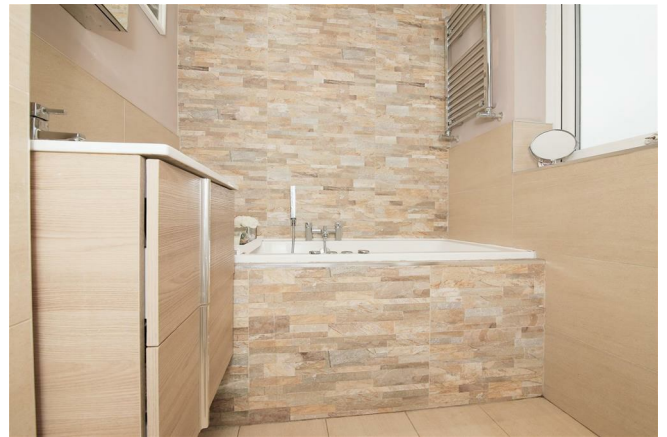
MASTER BEDROOM

The master bedroom has a double glazed window to the front, radiator and loft access.



ENSUITE

A modern ensuite bathroom fitted with a wash hand basin in vanity unit, jacuzzi bath and wc. Tiling to both walls and floor, double glazed window to the rear, heated towel rail and extractor fan.



BEDROOM TWO

To the front elevation with a double glazed window to the front, radiator and fitted wardrobes.



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BEDROOM THREE

Double glazed window to the rear, radiator.



BEDROOM FOUR

Double glazed window to the front, radiator and fitted bed base over the stairs.



BATHROOM/WC

Fitted with a wc, wash hand basin and a mains shower in walk in cubicle. Tiling to both walls and floor, double glazed window to the rear and a heated towel rail.



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OUTLOOK TO FRONT



EXTERNALLY

The rear of the property has an enclosed garden which has been landscaped with paving and decking areas for easy maintenance. The front of the property has a double driveway and access to the storage area in the remainder of the garage.



FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced 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 - Mains GCH

Broadband and Mobile - Broadband available excluding ultrafast. (Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - Very low risk. Surface Water - Very Low Risk.

Planning Permission - There is one active planning permissions for Falcon Hill - Source -

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked January 2024.

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.

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.

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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.

Council Tax band D - gov.uk October 2023.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

10J2023AOAO



Ground Floor

First Floor

Total floor area 136.5 sq.m. (1,470 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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