

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

11 CRESSWELL ROAD ELLINGTON NORTHUMBERLAND NE61 5HR



- SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- MASTER BEDROOM WITH EN-SUITE

- IMMACULATELY PRESENTED
- LOVELY GARDEN/OUTDOOR ENTERTAINING
- EPC RATING B
- PICTURESQUE VILLAGE

Price £265,000

11 CRESSWELL ROAD ELLINGTON NORTHUMBERLAND NE61 5HR

Nestled in the charming village of Ellington, Morpeth, this stunning semi-detached bungalow on Cresswell Road is a true gem. Boasting three reception rooms, two double bedrooms, and two bathrooms, this property offers ample space for comfortable living.

The picturesque village setting adds to the allure of this extended bungalow, making it a peaceful retreat from the hustle and bustle of city life. The larger style garden is a standout feature, providing the perfect backdrop for outdoor entertaining with a pizza oven and ample sitting areas.

The property comprises of kitchen which is the highlight of the property with its extensive range of units and integrated appliances, making meal preparation a breeze, spacious lounge through to the dining room, sun room, conservatory, two double bedrooms, master with an en suite bathroom, additional bathroom. Externally there is a garden to the front, tandem style drive, side access to the rear larger style garden, detached single garage. Fifteen SOLAR PANELS TO THE ROOF, (as advised by the current owner, they are owned outright). Early internal inspection highly recommended.

GROUND FLOOR

BREAKFASTING KITCHEN

15'3 x 15'2 (4.65m x 4.62m)

Double glazed window, double glazed bi-folding doors, excellent range of wall, base and drawer units with a complimenting work tops, centre island with under storage which is set on castors, two integrated fridges, integrated freezer, integrated dishwasher, integrated washing machine, built in oven and hob with extractor hood above, tiled splash back, tiled flooring, one and half bowl sink with drainer and boiling water mixer tap, waste disposal unit, two tradition style vertical radiators, Salamander Little Hobbit cooker set on a brick hearth.



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ADDITIONAL KITCHEN IMAGE



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CONSERVATORY

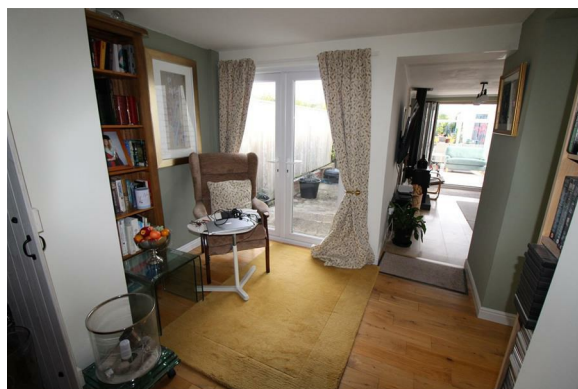
Entered via bi-folding double glazed doors, laminate flooring, Apple Core multi fuel stove, double glazed French doors to the garden.



SUN ROOM

9'4 x 6'1 (2.84m x 1.85m)

wood flooring, double glazed French doors.



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LOUNGE OPEN TO THE DINING ROOM

12' x 26' (3.66m x 7.92m)

Spacious lounge through to the dining room with a double glazed bay window, radiator, coving, gas effect log burning stove with a chunky mantle above, wood flooring through out.



DINING AREA



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MASTER BEDROOM

11'4 x 10'6 (3.45m x 3.20m)

Two double glazed windows, traditional style vertical radiator, wood flooring, fitted wardrobes.



EN-SUITE BATHROOM

6'1 x 9'10 (1.85m x 3.00m)

Double glazed window, two heated chrome towel rails, corner shower cubicle, low level wc, wash hand basin set in a vanity unit, traditional style freestanding bath with claw feet and freestanding centre mixer tap, tiled floor, tiled walls.



INNER LOBBY

Wood flooring, storage cupboard housing the combi boiler.



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BEDROOM TWO

9'11 x 12'4 (3.02m x 3.76m)

Double glazed bay window, radiator, coving, wood flooring.



BATHROOM

Double glazed window, tiled walls, upvc cladding to the ceiling, low level wc, wash hand basin set in a vanity unit, bath with shower over, laminate flooring, radiator.



EXTERNALLY

FRONT

Garden to the front.



DRIVE

Double gates leading to the tandem style drive providing off street parking for a few cars, electric car charging port.



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REAR

Lovely size garden which is perfect for out door entertaining with a pizza oven, log store, paved sitting areas.



OUTDOOR SITTING AREAS



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GARAGE

Single detached garage with an up and over door, power and lighting.



MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

STANDARD 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.

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 ASHINGTON

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 regards 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 Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker September 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently ? planning permission for ?

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

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. 6459a

MORTGAGE

Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



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