RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

CALLALY CLOSE PEGSWOOD MORPETH NE61 6XL







- Link Detached Home
- Garage, Parking & Gardens
- Available With No Chain
- EPC Rating: D
- Services: Mains Gas, Electric, Water & Drainage
- Two Double Bedrooms
- Updated Kitchen & Bathroom
- Tenure: Freehold
- Council Tax Band: A
- Virtual Tour Available

Price £155,000

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Email: morpeth@rickard.uk.com

01670 513533
www.rickard.uk.com

CALLALY CLOSE PEGSWOOD MORPETH NE61 6XL

Situated on Callaly Close in Pegswood, this well presented two bedroom link detached home has been recently improved, including a stylish refitted kitchen and modern bathroom, and is offered for sale with the added benefit of no upper chain.

The property benefits from double glazing and gas central heating, with accommodation briefly comprising an entrance porch, a comfortable lounge with open-plan access to the kitchen/dining room, first floor landing, two generous double bedrooms and a contemporary family bathroom/WC. Externally, there is an attached garage, a double-length driveway providing ample off-street parking, and a spacious enclosed rear garden, ideal for relaxing or entertaining.

Pegswood is a popular village offering a range of everyday amenities including a convenience store, first school, community shops and doctors surgery, together with excellent transport and regular bus services. The historic market town of Morpeth is just a short drive away, providing an excellent selection of shops, restaurants, bars, leisure facilities and highly regarded schooling, while the larger town of Ashington is also within easy reach, offering further retail, leisure, schooling and employment opportunities. The property also enjoys convenient access to the A1, making it an ideal location for commuters travelling throughout the region.

ENTRANCE PORCH

Entrance door to the front, double glazed windows to front and side, inner door leading to the lounge.

LOUNGE

A spacious lounge with double glazed windows to both the front and rear, radiator and stairs leading to the first floor. Open plan access to the kitchen and external door to the rear garden.



ADDITIONAL IMAGE



CALLALY CLOSE PEGSWOOD MORPETH NE61 6XL

KITCHEN

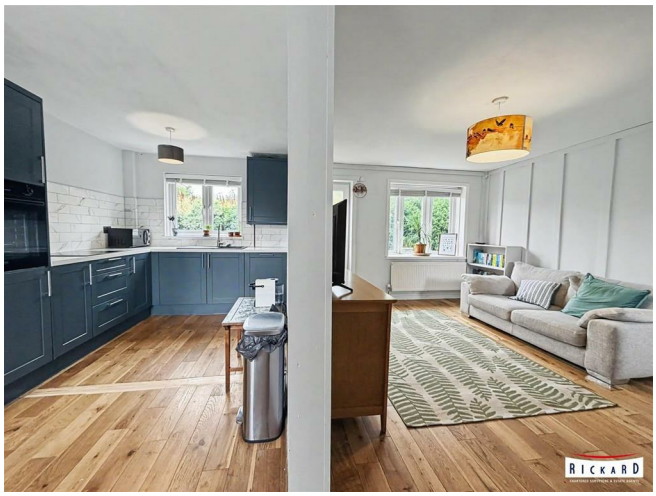
Recently refitted with a stylish range of modern wall and base units complemented by coordinating work surfaces. Fitted with an integrated oven and hob, together with an integrated washing machine and dishwasher. Wood flooring, radiator, and double glazed windows to both the front and rear elevations, providing plenty of natural light.



ADDITIONAL IMAGE



ADDITIONAL IMAGE



FIRST FLOOR LANDING

Built in storage cupboard

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BEDROOM ONE

Double bedroom with a double glazed window overlooking the rear, radiator, and a built in storage cupboard.



ADDITIONAL IMAGE



BEDROOM TWO

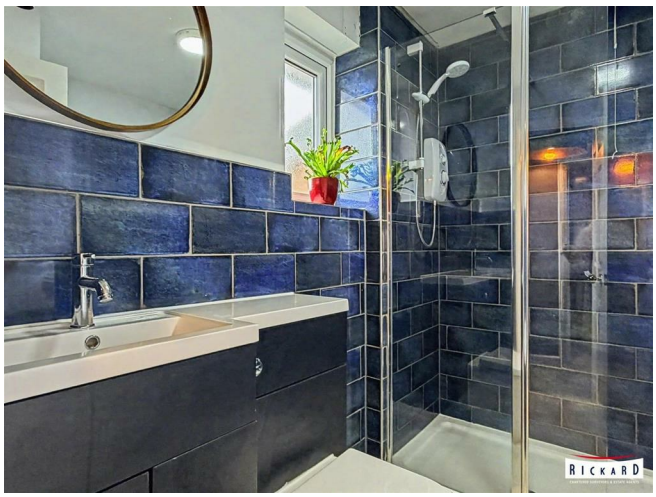
Double glazed window to the rear and radiator.



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BATHROOM/WC

Recently updated and fitted with a contemporary WC and wash hand basin set within a vanity unit, panelled bath with a recently tiled surround, to match the partially tiled walls, and a separate shower cubicle with an electric shower. Double glazed window and radiator.



EXTERNALLY

To the front of the property is a double length block paved driveway providing off street parking and access to the attached garage. There is also a small front garden that has been designed for ease of maintenance, with a gravelled area and raised beds.

To the rear is a deceptively spacious garden which extends to the side of the property, creating a generous outdoor space. Predominantly laid to lawn, the garden is complemented by planted areas and well established borders, providing an attractive setting for relaxing or entertaining.



ADDITIONAL IMAGE



CALLALY CLOSE PEGSWOOD MORPETH NE61 6XL

ADDITIONAL IMAGE



GARAGE

A single attached garage with up and over door, power and lighting and a 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

Property type: House

Property construction: Standard brick and block construction

Number and types of room: 2 bedrooms, 1 bathroom

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

Parking: Driveway and Garage

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: No

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

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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.

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FINANCIAL ADVICE

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.

REFERRAL FEE DISCLOSURE

Rickard may recommend the services of selected solicitors or conveyancers. Where a client chooses to instruct a firm recommended by us, Rickard may receive a referral fee from that firm. This will be no more than £100 per individual instruction, or up to £200 where the firm is instructed to act for both the buyer and seller in the same transaction.

There is no obligation to use any solicitor or conveyancer recommended by Rickard, and you are free to appoint a legal representative of your own choosing.

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.

TENURE & COUNCIL TAX BAND

Freehold/Leasehold - We have been advised that the property is Freehold.

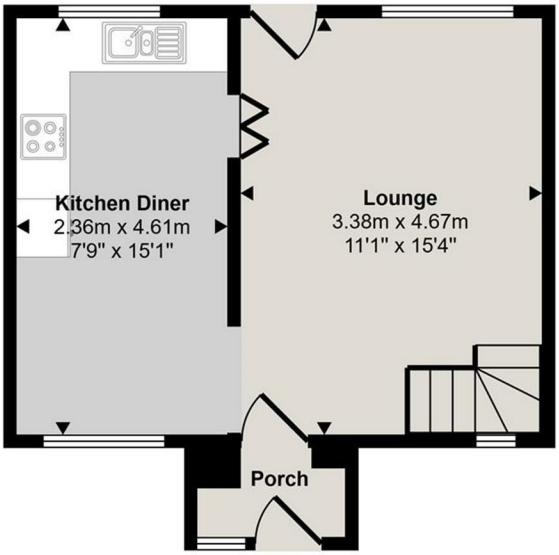
We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

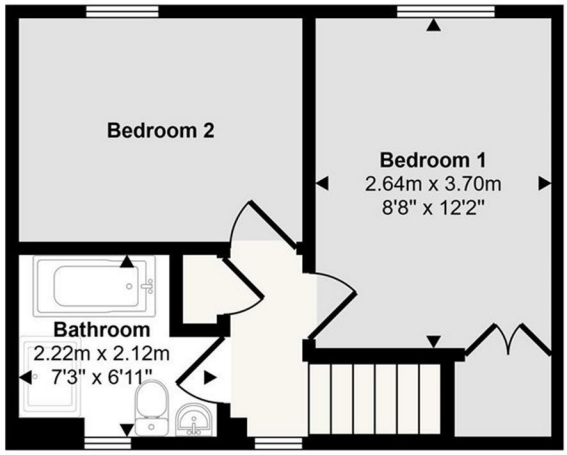
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Approx Gross Internal Area
57 sq m / 613 sq ft

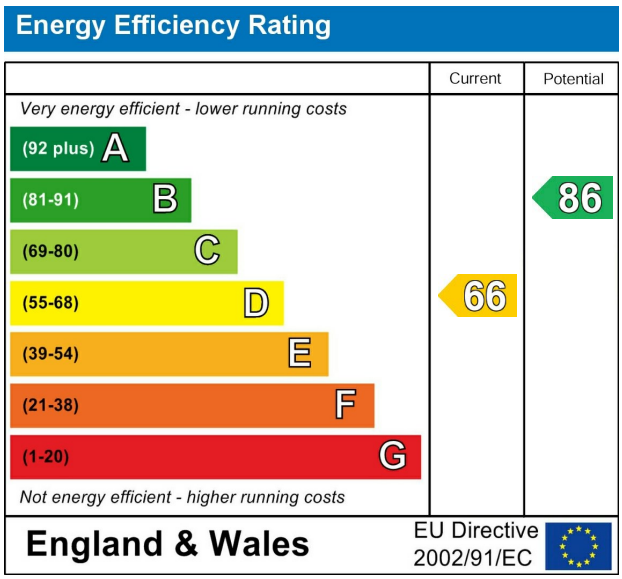


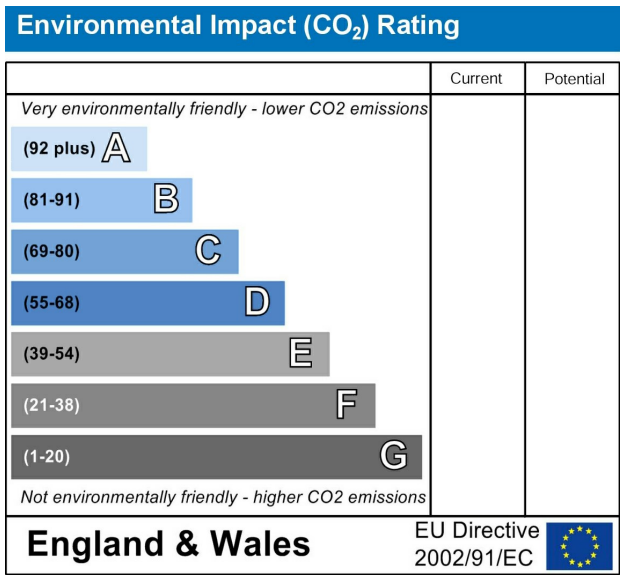


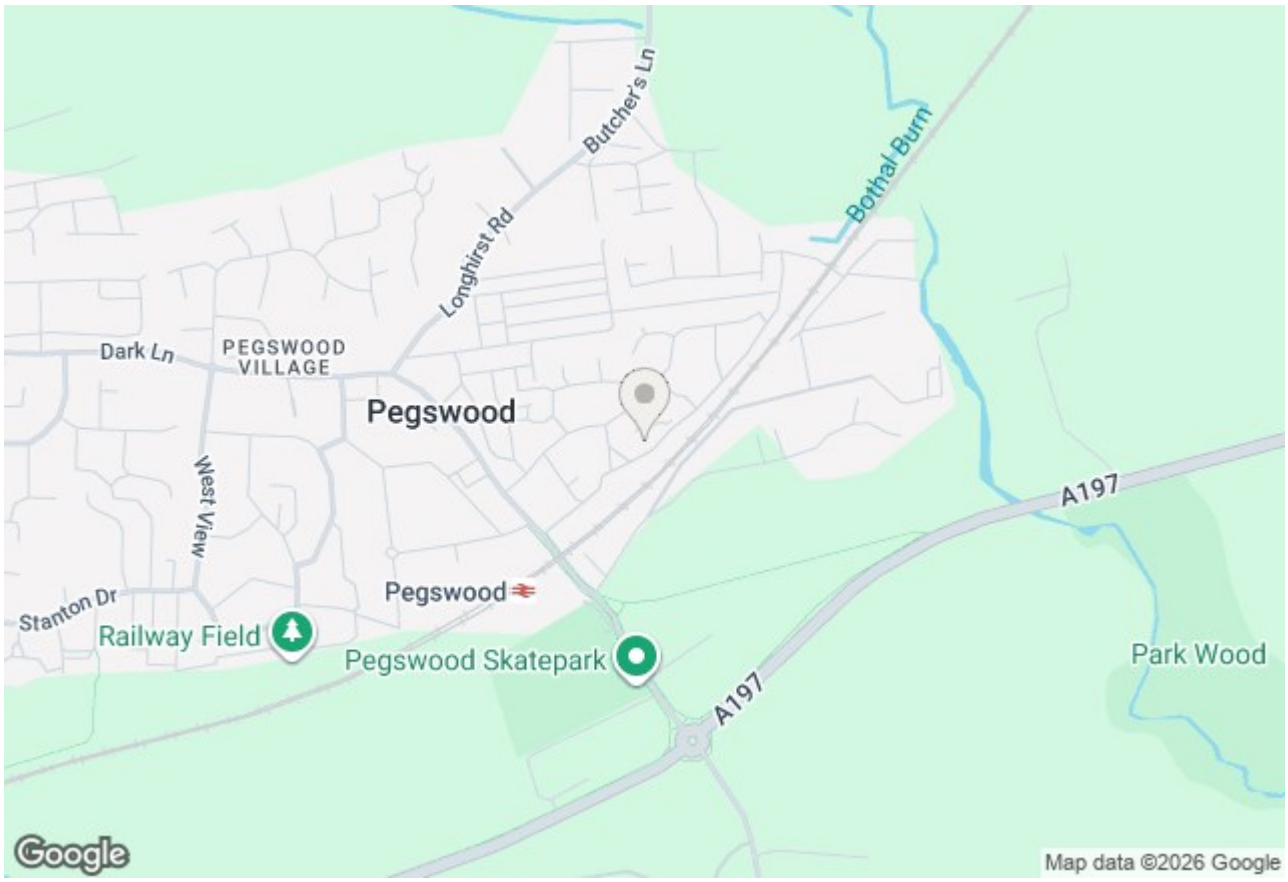
First Floor
Approx 28 sq m / 299 sq ft

Ground Floor
Approx 29 sq m / 314 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.


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
66
86
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


Butcher's Ln
Bothal Burn
Longhirst Rd
Dark Ln
PEGSWOOD VILLAGE
Pegswood
West View
A197
Stanton Dr
Railway Field
Pegswood
Pegswood Skatepark
Park Wood
A197
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