RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

HOLLON STREET MORPETH NORTHUMBERLAND NE61 1QX







- Three Bedroom Semi Detached
- Off Street Parking & Gardens
- Available With No Chain
- Council Tax Band: C
- Services: Mains Gas, Electric, Water & Drainage
- Highly Sought After Central Location
- Double Glazing & Gas CH
- EPC Rating: TBC
- Tenure: Freehold
- Floor Plan & Virtual Tour Available

Price £245,000

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Email: morpeth@rickard.uk.com

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HOLLON STREET MORPETH NORTHUMBERLAND NE61 1QX

Situated on Hollon Street within the highly sought-after High Stanners area of Morpeth, this attractive three bedroom semi detached home occupies a particularly convenient position within easy walking distance of the town centre. Offering well proportioned accommodation, gardens, off street parking and a car port. The property is available with the advantage of no upper chain.

The accommodation briefly comprises an entrance hall, lounge, kitchen, utility area and ground floor WC. To the first floor, there are three bedrooms, each retaining a fireplace, together with a shower room/WC.

Externally, the property benefits from gardens to the front, side and rear, together with a gravelled driveway providing off-street parking and a useful car port.

Hollon Street is particularly well positioned for enjoying the many amenities Morpeth has to offer, combining a desirable residential setting with excellent access to the town centre. A wide selection of independent and high street shops, supermarkets, cafés, restaurants and leisure facilities are all within easy reach, together with the popular Sanderson Arcade, Carlisle Park and attractive riverside walks.

The area is also well served by local schools and transport connections, with Morpeth's mainline railway station, bus services and the A1 providing convenient access to Newcastle, Edinburgh and beyond.

Offered for sale with no upper chain, this appealing property presents an excellent opportunity for purchasers seeking a home in one of Morpeth's most established and convenient residential locations.

ENTRANCE HALL

Entrance door to the front, double glazed window to the front elevation and staircase leading to the first floor.

LOUNGE

An attractive reception room featuring a fireplace, radiator and double glazed window to the front elevation, with double glazed French doors to the rear providing an abundance of natural light and opening directly onto the garden.



ADDITIONAL IMAGE



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KITCHEN

Fitted with a range of traditional-style wall and base units complemented by coordinating work surfaces, incorporating a ceramic sink with mixer tap. Space for a range cooker with extractor hood above and plumbing for a dishwasher. Double glazed windows to both the front and rear elevations provide ample natural light, together with a radiator and open-plan access to the adjoining utility area.



ADDITIONAL IMAGE



UTILITY AREA

Accessed directly from the kitchen, providing a practical additional space with plumbing for a washing machine, double glazed window to the side elevation and external door providing access to the side of the property. A further door leads to the ground floor WC.

GROUND FLOOR WC

Fitted with a wc.



FIRST FLOOR LANDING

Double glazed window to the front elevation, providing natural light to the landing and access to the first floor accommodation.

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BEDROOM ONE
A well proportioned double bedroom featuring a decorative fireplace, radiator and double glazed window overlooking the rear garden.



BEDROOM TWO
A further attractive bedroom to the rear with a double glazed window, decorative fireplace, radiator and fitted wardrobes with sliding doors.



BEDROOM THREE
A charming third bedroom featuring a decorative fireplace, radiator and double glazed window to the front.



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SHOWER ROOM/WC

Fitted with a suite comprising a WC, wash hand basin set within a vanity unit providing useful storage, and a mains-fed shower housed within a walk-in enclosure. Complemented by partially tiled walls and tiled flooring.



EXTERNALLY

To the rear, the property enjoys an enclosed garden, predominantly laid to lawn with a decked seating area, providing an attractive space for outdoor relaxation and entertaining. A gate offers convenient access to the side of the property.

To the front, there is a further lawned garden together with a gravelled driveway providing off-street parking, complemented by a car port to the side of the property.



ADDITIONAL IMAGE

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.

FLOOR PLAN

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

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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.

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.

MATERIAL INFORMATION

TENURE

We have been advised that the property is Freehold.

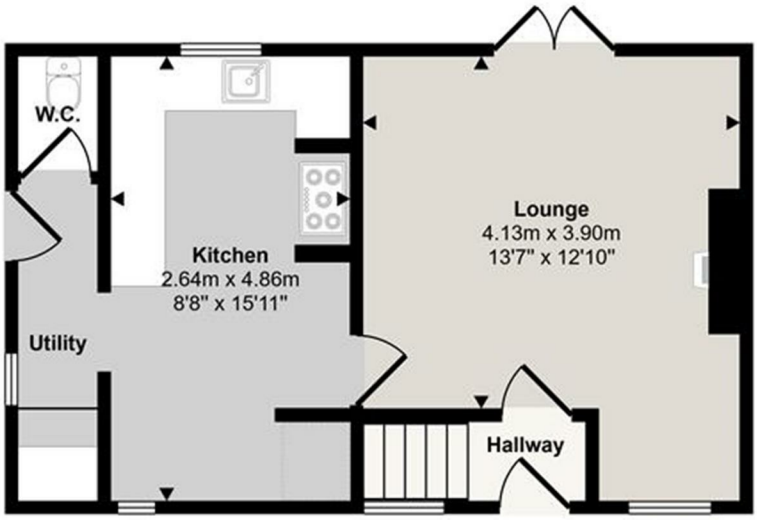
We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

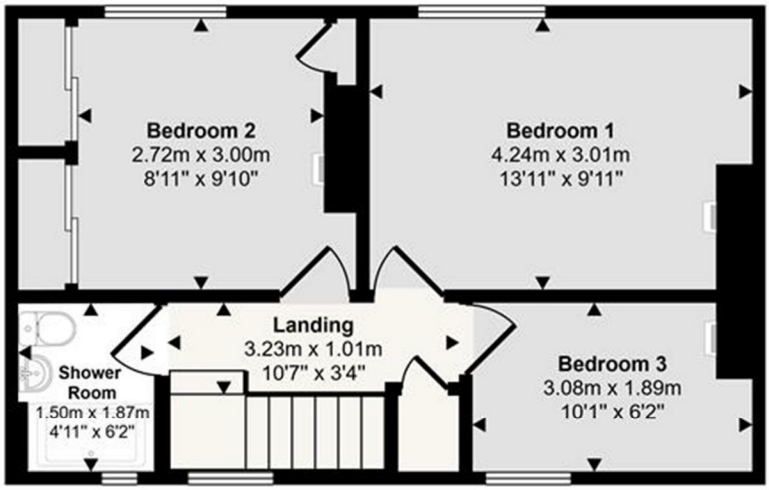
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Approx Gross Internal Area
80 sq m / 862 sq ft



Ground Floor

Approx 39 sq m / 422 sq ft

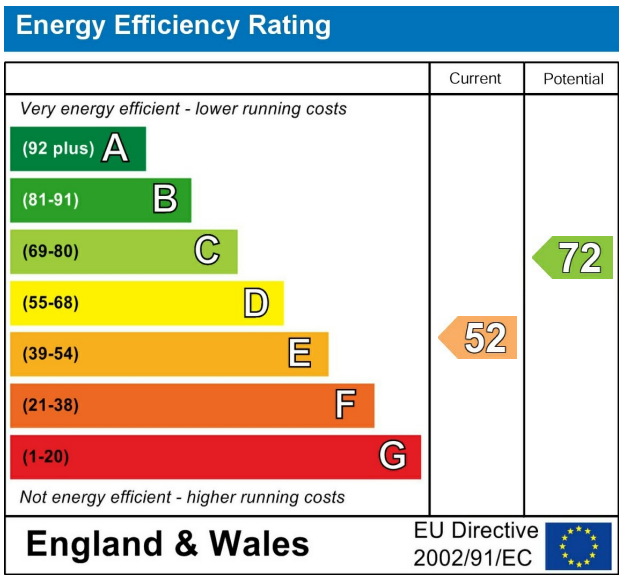


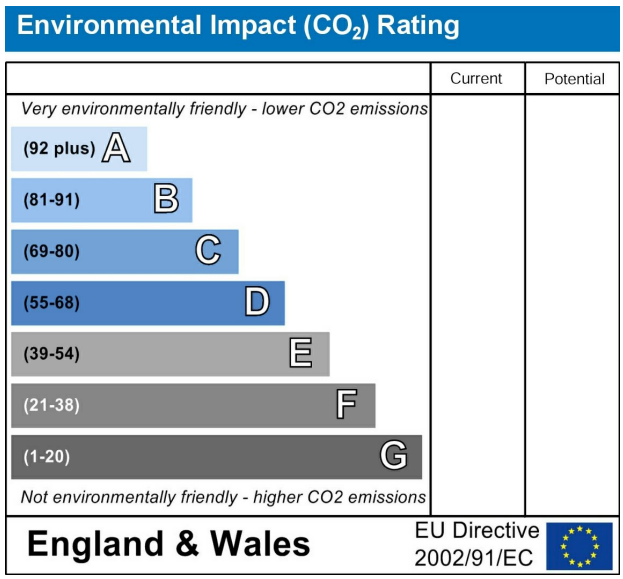
First Floor

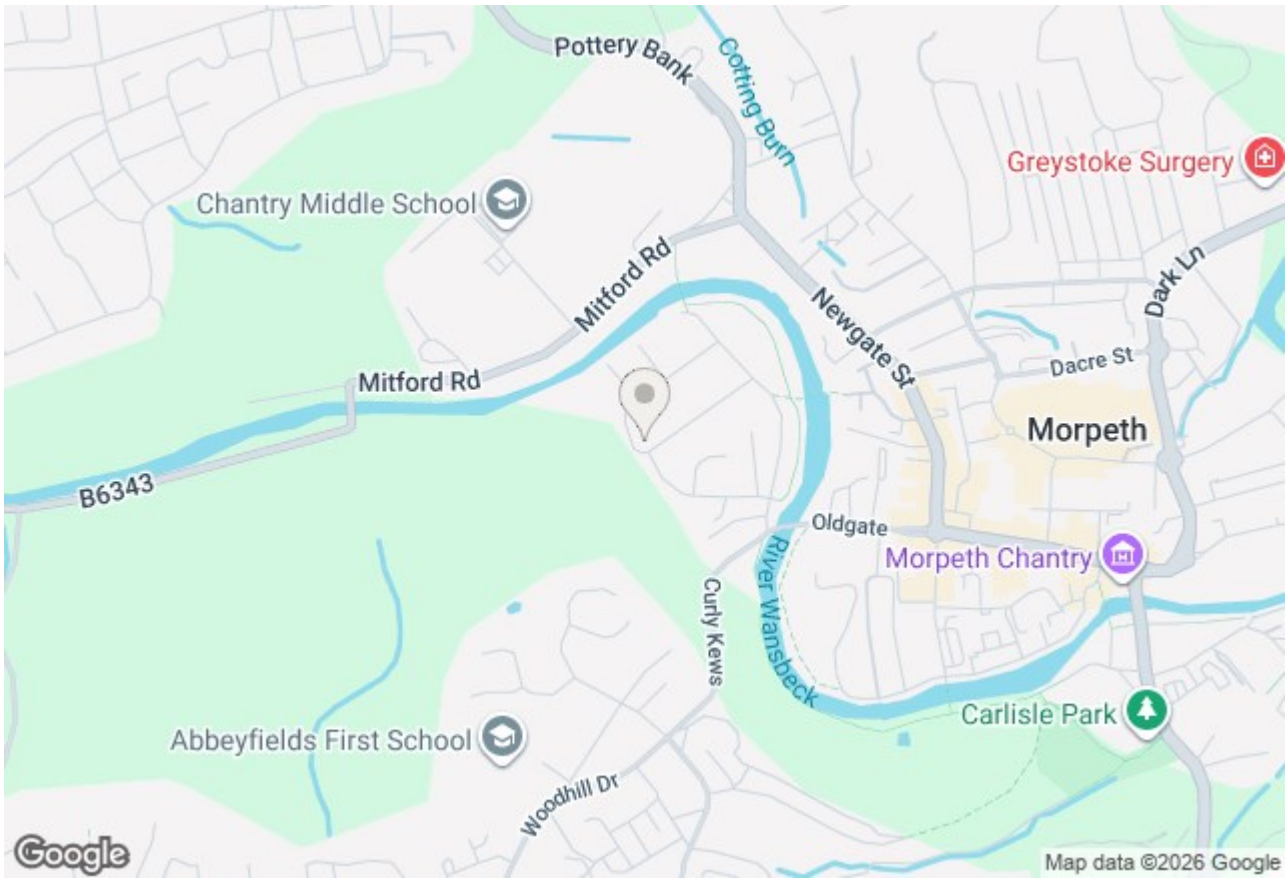
Approx 41 sq m / 440 sq ft

Denotes head height below 1.5m

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
52
72
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


Pottery Bank
Cotting Burn
Greystoke Surgery
Chantry Middle School
Mitford Rd
Newgate St
Dark Ln
Dacre St
Mitford Rd
Morpeth
B6343
Oldgate
Morpeth Chantry
River Wansbeck
Curly Kews
Carlisle Park
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