

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

WILLOW CLOSE MORPETH NE61 1XG



- Gemini Apartment
- No Further Chain
- Enclosed Garden
- Council Tax Band A
- Services: Mains electric, water and drainage

- Double Bedroom
- DG & Electric Heating
- Tenure: Freehold
- EPC Rating D

Offers Over £115,000

WILLOW CLOSE MORPETH NE61 1XG

A well presented one bedroom Gemini studio apartment, situated on Willow Close within the popular Allery Banks estate in Morpeth. The property has been updated by the current owner and offers turnkey accommodation, making it ideal for a range of purchasers including first-time buyers, downsizers, or investors.

The accommodation benefits from double glazing and electric heating and briefly comprises: entrance porch, lounge with staircase to the first floor leading to the bedroom, fitted kitchen with integrated appliances, and a bathroom/WC. To the first floor is a spacious bedroom area.

Externally, the property enjoys its own enclosed front garden, with nearby off-street parking available.

The location is particularly convenient, with Morpeth town centre close by offering a wide range of shops, cafés, restaurants, and leisure amenities. Morpeth train station is also within easy reach, providing excellent rail links to Newcastle, the wider region, and beyond.

Offered for sale with no upper chain, early viewing is recommended to appreciate the accommodation on offer.

ENTRANCE PORCH

Entrance door to front leading to a porch with inner door to the lounge.

LOUNGE

12'11" x 13'8" (3.96 x 4.18)

An open plan living area with a double glazed window to the front, 2 x electric heaters, stairs to the first floor and open plan access to the kitchen.



ADDITIONAL IMAGE



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KITCHEN

7'3" x 7'5" approx (2.21 x 2.27 approx)

Fitted with wall and base units with roll top work surfaces, sink drainer unit and mixer tap and an integrated hob with extractor hood and fridge, plumbing for washing machine.



ADDITIONAL IMAGE



BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath with electric shower over.



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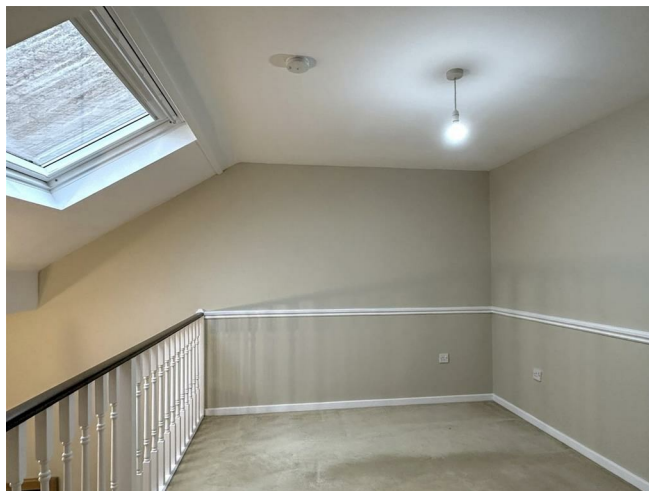
BEDROOM

10'9" x 9'2" approx (3.30 x 2.80 approx)

At first floor level, overlooking the lounge. There is a large velux window, electric heater and built in wardrobes.



ADDITIONAL IMAGE



EXTERNALLY

The front of the property has an enclosed garden with paved and gravelled areas.



PARKING

Willow Close has parking bays for residents.

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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.

Verified Material Information

Council Tax band: A
Tenure: Freehold
Property type: Bungalow
Property construction: Standard brick and block construction
Energy Performance rating: D
Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None is installed.
Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

Parking: Communal

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 - insulated and unboarded, accessed by: Through bedroom

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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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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.

TENURE & COUNCIL TAX BAND

Freehold/Leasehold - Not confirmed. we have been advised that the property is Freehold/Leasehold.

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.

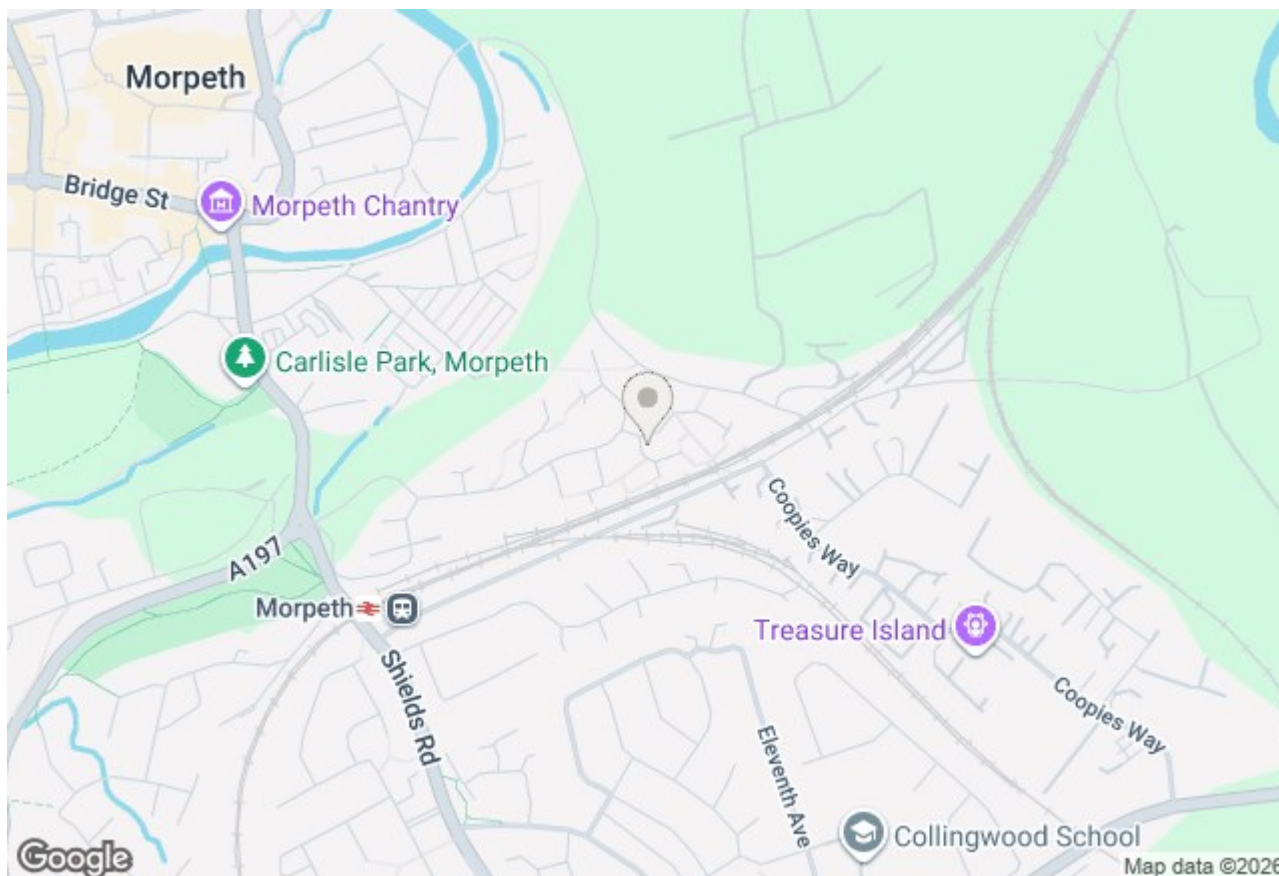
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com