

## MILLSIDE MORPETH NORTHUMBERLAND NE61 1PN



- Two Bed Ground Floor Flat
- Available With No Chain
- Double Glazing & Gas
- Tenure: Leasehold 971 Years Remaining

- Town Centre Location
- Garden & Parking
- EPC Rating C Council Tax Band C
- Services: Mains GCH, Electric, Water, Drainage & Sewage

**Offers Over £170,000**

# MILLSIDE MORPETH NORTHUMBERLAND NE61 1PN

A two bedroom ground floor flat located on Millside, in the heart of Morpeth town centre. The property enjoys the benefit of both a garden and off street parking, features that are rarely found in such a central position.

The accommodation includes an entrance hall, a comfortable lounge, a kitchen with a rear porch and external access, two bedrooms, and a shower room with WC. The flat also benefits from double glazing and gas central heating via a combi boiler.

Morpeth town centre offers a wide range of amenities including independent shops, cafés, restaurants, supermarkets, and leisure facilities, all within easy walking distance. Excellent transport links are also available, with Morpeth train station providing regular services to Newcastle and beyond, as well as convenient road access to surrounding areas.

Offered for sale with no upper chain, this is a well-located home that is likely to appeal to a range of buyers, and viewing is recommended to fully appreciate what it offers.

## **ENTRANCE PORCH**

3'8" x 5'8" (1.13 x 1.72)

Entrance door, radiator and inner door to lounge.

## **LOUNGE**

15'8" x 11'11" (4.77 x 3.62)

Double glazed windows to two elevations and a radiator.



## **INNER HALL**

Radiator, access to remaining accommodation.

## **KITCHEN**

8'6" x 15'7" (2.58 x 4.76)

Fitted with a range of wall and base units with roll top work surfaces and a sink drainer unit with mixer tap, plumbing for washing machine and an integrated double oven and hob with extractor hood. Double glazed window, radiator and door to the rear porch.



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## ADDITIONAL IMAGE



## REAR PORCH

Housing the central heating boiler and has an external door leading to the driveway.



## BEDROOM ONE

10'4" x 15'3" (3.16 x 4.64)

Double glazed window, radiator and built in wardrobes.



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## ADDITIONAL IMAGE



## BEDROOM TWO

7'3" x 11'0" (2.21 x 3.35)

Double glazed window and radiator.



## SHOWER ROOM/WC

7'3" x 6'4" (2.21 x 1.92)

Fitted with a wc and hand basin in vanity unit and a mains shower with glass shower screen. Heated towel rail and extractor fan.



## EXTERNALLY

The property has a lawned garden to the front and side along with a patio driveway for off street parking

## PARKING

Off street parking.

## 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

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 -

Water Supply -

Sewerage -

Heating -

Broadband and Mobile -

(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - . Surface Water - .

Planning Permission -

Coalfield & Mining Areas -

## 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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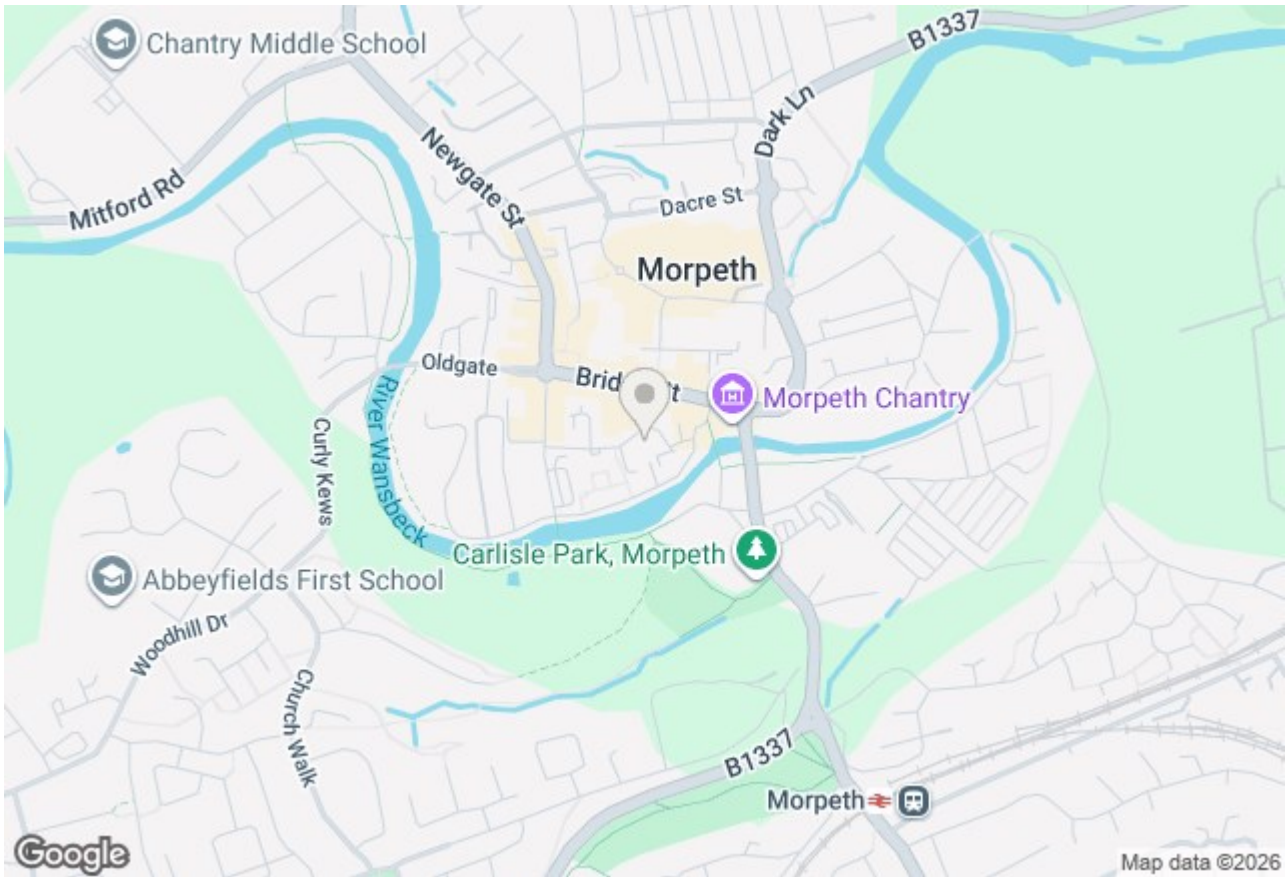
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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