

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

GLANTON CLOSE MORPETH NE61 2XH



- Three Bedroom Detached
- Ensuite To Master
- Gardens & Garage
- Tenure: Freehold
- Services: Mains Gas CH, Electric, Water, Drainage & Sewerage

- Available With No Chain
- Two Reception Rooms & Conservatory
- EPC: D
- Council Tax Band: D

Price £300,000

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A very well presented three bedroom detached family home, ideally located on the highly sought after Stobhill Manor estate in Morpeth. Offered to the market with the significant advantage of no onward chain, this property provides spacious and well maintained accommodation throughout, benefitting from double glazing and gas central heating.

The ground floor briefly comprises an entrance porch leading into a bright lounge, a separate dining room, a modern kitchen, and a conservatory overlooking the rear garden, ideal for both everyday family living and entertaining. To the first floor, the principal bedroom features an ensuite shower room/WC, complemented by two further well proportioned bedrooms and a family bathroom/WC.

Externally, the property enjoys attractive gardens to both the front and rear, a driveway providing off street parking, and an integrated garage.

Stobhill Manor is a popular residential area, well placed for access to a range of local amenities including shops, schools, healthcare facilities, and leisure options. Morpeth town centre is just a short distance away, offering a wide selection of high street stores, restaurants, cafés, and riverside walks. The property also benefits from excellent transport links, with easy access to the A1 for commuting north to Newcastle or south towards Alnwick, as well as Morpeth's mainline railway station providing direct services to major cities.

Overall, this is an ideal home for families, professionals, or downsizers seeking a move in ready property in a convenient and desirable location.

ENTRANCE PORCH

Entrance door to the front leading to the porch with a double glazed window, radiator and inner door to the lounge.

LOUNGE

14'1" max x 11'5" max (4.3 max x 3.5 max)

To the front elevation with a double glazed window, radiator and arched doorway through to the dining room.



ADDITIONAL IMAGE



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DINING ROOM

10'9" x 12'9" (3.29 x 3.9)

Double glazed french doors providing access to the conservatory, radiator and stairs leading to the first floor.



CONSERVATORY

Double glazed windows and double glazed door leading to the garden.



KITCHEN

9'1" x 13'5" (2.78 x 4.11)

Fitted with a range of wall and base units, roll top work surfaces and a sink drainer unit with mixer tap. Integrated oven, hob and extractor hood and fridge freezer. There is also plumbing for a washing machine and dishwasher.

Double glazed window and external door to the rear garden and a built in storage cupboard.



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ADDITIONAL IMAGE



FIRST FLOOR LANDING

Built in storage cupboard.

MASTER BEDROOM

11'5" x 9'8" (3.49 x 2.95)

Measurement excludes fitted wardrobes.

Double glazed window to the rear, radiator and fitted wardrobes.



ENSUITE

Fitted with a wc, wash hand basin and an electric shower in cubicle. Double glazed window to the rear, radiator and extractor fan.



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BEDROOM TWO

9'10" x 11'2" (3.02 x 3.42)

A good size double bedroom with a double glazed window to the front and a radiator.



BEDROOM THREE

8'4" x 9'9" (2.55 x 2.98)

Another well proportioned bedroom with a double glazed window and radiator.

BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath. Double glazed window to the side and a radiator.



EXTERNALLY

The front of the property has an open plan lawned area and driveway providing off street parking and access to the garage.

The rear of the property has an enclosed garden, mainly lawned with patio area.



GARAGE

Single garage with roller door, power and lighting.

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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.

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MATERIAL INFORMATION

Verified Material Information Verified February 2026.

Property type: House

Property construction: Standard brick and block construction

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

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, Garage, and Private

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: Level access shower

Coal mining area: Yes

Non-coal mining area: No

Loft access: Yes - insulated and unboarded, accessed by: Landing hatch

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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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TENURE & COUNCIL TAX BAND

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.

Title contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Charge-related restriction dated 26 November 2009: the owner cannot register any transfer or other dealing of the property unless they have first produced a written consent signed by the current proprietor of the 23 November 2009 charge (Landmark Mortgages Limited). Plain English: you cannot sell, remortgage or otherwise register changes affecting the title without the mortgage lender's written consent. - Restrictive covenants contained in the Conveyance/Transfer dated 7 January 2002 between Bellway Homes Limited and Patricia Welsh. The register records that restrictive covenants exist but does not show their full text here. Plain English: these are promises or limits on what the owner can do (for example, they might limit building works, changes to the property, fences, use of the land, etc.). You must check the original conveyance/transfer to see the exact restrictions. - Mines and minerals excepted: the owner does not have the rights to the mines and minerals beneath the land or the related powers to work them. Plain English: someone else may hold underground mineral rights and could have the right to work them, subject to the precise terms in the earlier deeds.

Title contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The register states that the land has the benefit of rights granted by, and is subject to rights reserved by, the Transfer dated 7 January 2002. The register does not set out exactly what those rights are. Plain English: the property is entitled to some rights over neighbouring land (or is subject to others) created in that Transfer — these might be things like rights of way, drainage rights, rights to support or light, but you must inspect the Transfer to know the exact rights.

Council Tax Band: D (Source gov.uk Checked February 2026).

BROADBAND, MOBILE SIGNAL & DATA

Broadband - Source: Ofcom Checked February 2026

The property has Ultrafast broadband available.

The connection type is "FTTP (Fibre to the Premises)".

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

Type	Max download	Max upload	Available	Details
Standard	10 Mb	0.9 Mb	YES	
Superfast	53 Mb	10 Mb	YES	
Ultrafast	2000 Mb	2000 Mb	YES	

Mobile coverage - Source: Ofcom Checked February 2026.

Actual services available may be different (data provided by Ofcom).

Provider Coverage Details

EE Great

IO2 Great

Three Great

Vodafone Great

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MORTGAGES

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.

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.

VIEWING ARRANGEMENTS

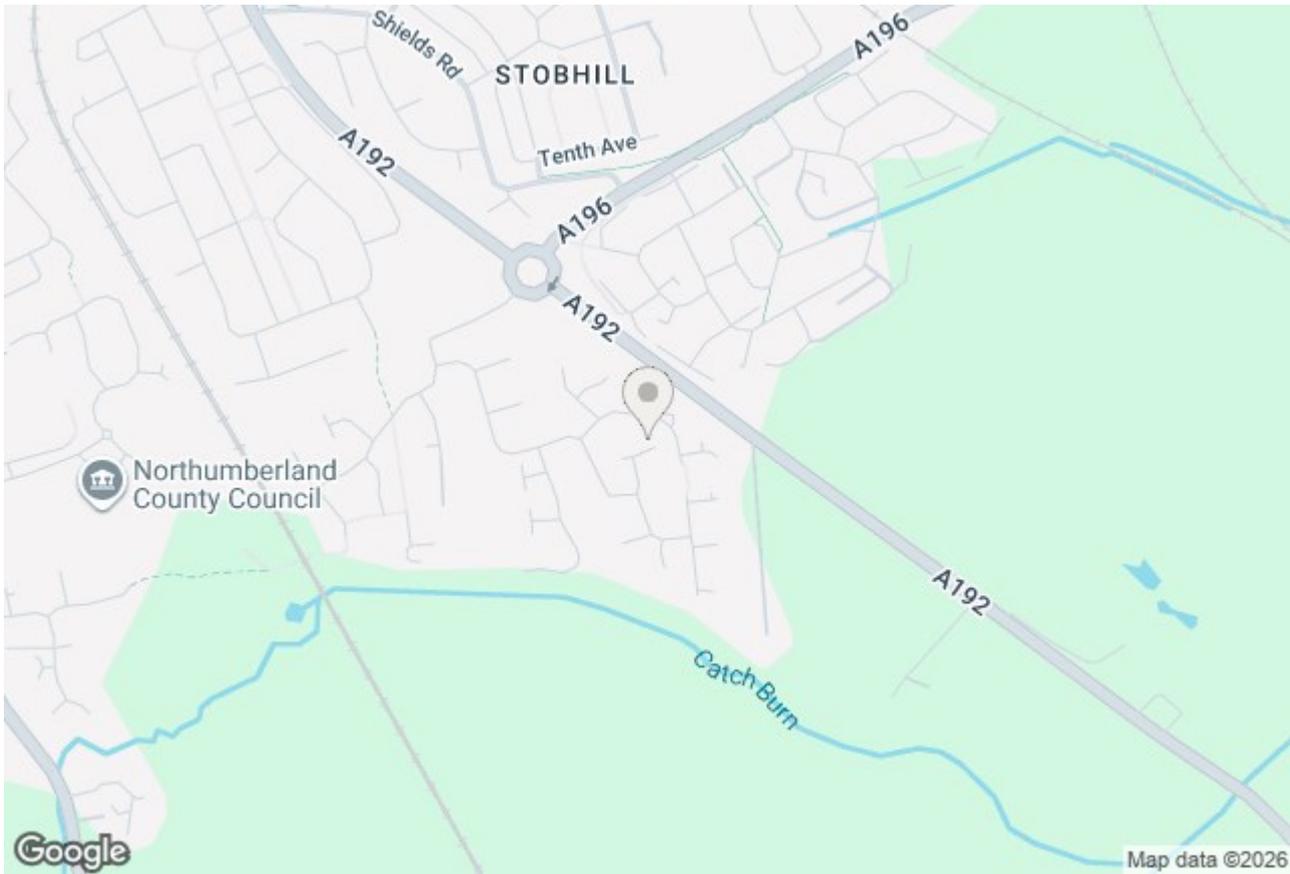
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



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