RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

ABBEY TERRACE MORPETH NE61 1QR

- 3/4 Bedroom Terrace
- No Upper Chain
- DG (where stated) & Gas CH
- Tenure: Freehold
- Services: Mains Gas, Electric, Water, Drainage & Sewerage
- Town Centre Location
- Highly Sought After Location
- EPC Rating: D
- Council Tax Band: D
- Virtual Tour & Floorplan Available

Offers In The Region Of £350,000

25 Newgate Street, Morpeth, Northumberland, NE61 1AW
Fax: 01670 518398
Email: morpeth@rickard.uk.com

01670 513533
www.rickard.uk.com

ABBEY TERRACE MORPETH NE61 1QR

Occupying a highly desirable position within the heart of Morpeth town centre, this 3, potentially 4 bedroom mid terrace home enjoys attractive views across the River Wansbeck and presents a rare opportunity to acquire a property of both character and potential in one of the town's most sought after locations.

Having been cherished as a much loved family home, the property now offers an exciting opportunity for sympathetic modernisation, allowing a purchaser to create an exceptional residence tailored to their own style and requirements, whilst retaining the charm and proportions of homes in this era.

The accommodation has gas central heating, a mixture of double and single glazed windows and the layout briefly comprises: entrance porch, welcoming hallway, bay fronted lounge, separate dining room with French doors leading out to the rear courtyard, fitted kitchen and adjoining lean-to area to the ground floor. To the first floor there is a shower room/WC and three bedrooms, with stairs providing access to the converted loft space, which has proved to be an extremely versatile area, utilised for a variety of purposes including an occasional bedroom, home office and hobby space.

Externally, the property has a garden to the front, and to the rear there is an enclosed courtyard with double gates, offering the potential for off street parking if desired.

The location is undoubtedly one of the property's strongest attributes, situated just moments from Morpeth's vibrant and historic town centre, offering an excellent selection of shops, cafés, restaurants, and bars, alongside larger retailers and supermarkets. Morpeth also benefits from highly regarded schooling for all ages, riverside walks and beautiful park, together with excellent transport connections via the A1 and mainline railway station, providing convenient access to Newcastle, Edinburgh and London. Offered for sale with no upper chain, early inspection is strongly recommended to fully the setting, potentia

ENTRANCE PORCH
Entrance door to the front providing access to the porch with an inner door to the hallway.

ENTRANCE HALL
Stairs leading to the first floor with under stair storage cupboard, radiator.

LOUNGE
16'6" x 14'3" maximum (5.04 x 4.36 maximum)
Double glazed bay window to the front, radiator, gas fire in decorative surround.

ABBEY TERRACE MORPETH NE61 1QR

DINING ROOM

11'5" x 15'4" maximum (3.5 x 4.69 maximum)

Double, single glazed doors to the rear lean to, radiator and yard, decorative fireplace with fitted storage to the alcoves.

KITCHEN

13'10" x 6'0" (4.23 x 1.83)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated oven, hob and microwave. Floor standing gas boiler, single glazed bow window to the side, radaitor and external door.

LEAN TO

Fitted with a storage cupboard and timber framed glazed doors to the rear yard.

ABBEY TERRACE MORPETH NE61 1QR

FIRST FLOOR LANDING

Stairs leading to the second floor with fitted storage.

BEDROOM ONE

10'3" x 14'5" (3.14 x 4.4)

Double glazed window to the front, radiator and traditional decorative fireplace with fitted storage to the alcoves.

OUTLOOK FROM BEDROOM ONE

ABBEY TERRACE MORPETH NE61 1QR

BEDROOM TWO
14'7" x 11'7" (4.46 x 3.54)
Double glazed window to the rear, radiator, traditional fireplace and a wash hand basin in vanity unit.

BEDROOM THREE
6'0" x 10'11" (1.83 x 3.33)
Double glazed window to the front, radiator.

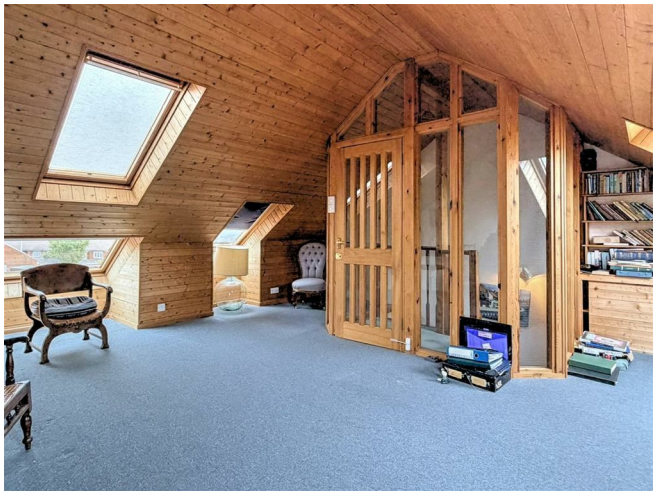
SHOWER ROOM/WC
11'5" x 5'6" (3.5 x 1.7)
Fitted with a mains shower in cubicle and wc with wash hand basin in vanity unit. Double glazed window to the side, heated towel rail and storage cupboard with water tank.

ABBEY TERRACE MORPETH NE61 1QR

SECOND FLOOR / LOFT

18'0" x 18'3" including restricted head height (5.49 x 5.57 including restricted head height)

Timber clad with sky lights to both front and rear and storage to the remainder of the eaves.



ADDITIONAL IMAGE

EXTERNALLY

The front of the property has a well established garden and to the rear there is a courtyard which has double gates to allow for off street parking.

ABBEY TERRACE MORPETH NE61 1QR

MATERIAL INFORMATION

Verified Material Information

Costs and Tenure
Tenure: Freehold
Council tax band: D
EPC rating: Survey Instructed
The building
Mid-terrace house, standard brick and block construction
4 bedrooms, 1 bathroom, 2 receptions
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three good, EE great
Parking: Driveway

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order

Title register restrictions (ND154177):
- There is a standard legal rule (a restriction) which means that if the property is owned by more than one person, a single owner cannot sell or transfer it alone without a court order or the involvement of a trust corporation (a specific type of legal company). This is a routine measure to protect the interests of all owners.
- A previous owner made a promise (a restrictive covenant) that no building or structure over four feet tall can be built on the eastern part of the land, as defined by a line on the official plan.
- The property must not be used as a shop, a pub (inn or alehouse), or for any industrial manufacturing.
- Any buildings on the land must be built using brick with blue slate roofs and must match a specific architectural design.
Long-term flood risk: yes — River and sea flooding risk: Low; Surface water flooding risk: Very Low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely
Coal mining area: yes
No specialist issues recorded

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021.
This data is licensed under the Open Government Licence v3.0.
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.

TENURE & COUNCIL TAX BAND

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.

Council Tax Band D

FLOOR PLAN

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

ABBEY TERRACE MORPETH NE61 1QR

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.

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.

REFFERAL 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.

GOOGLE MAPS - GENERAL NOTE

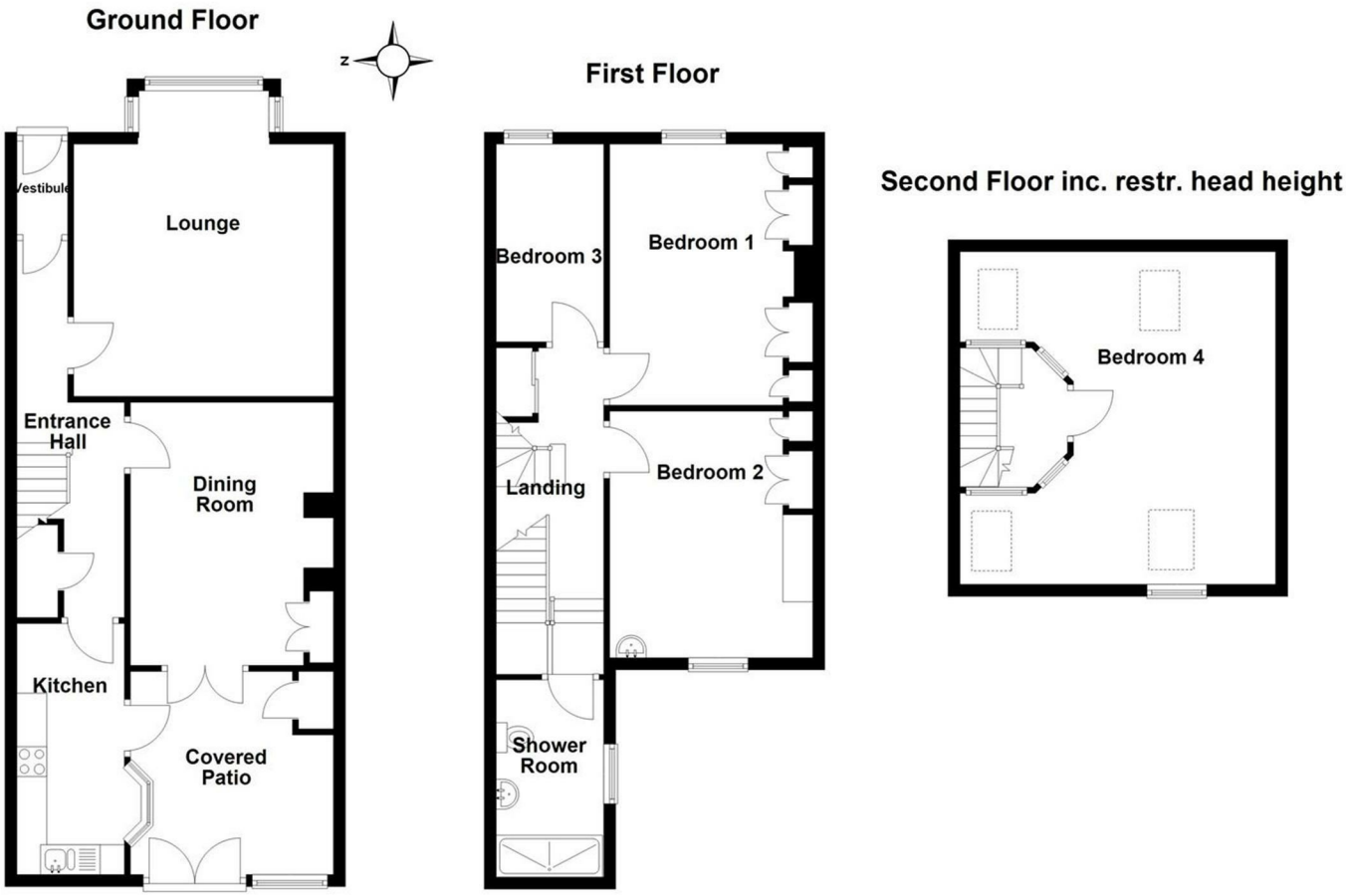
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

23E26AOAO

ABBEY TERRACE MORPETH NE61 1QR



Total area: approx. 148.4 sq. metres (1597.8 sq. feet)

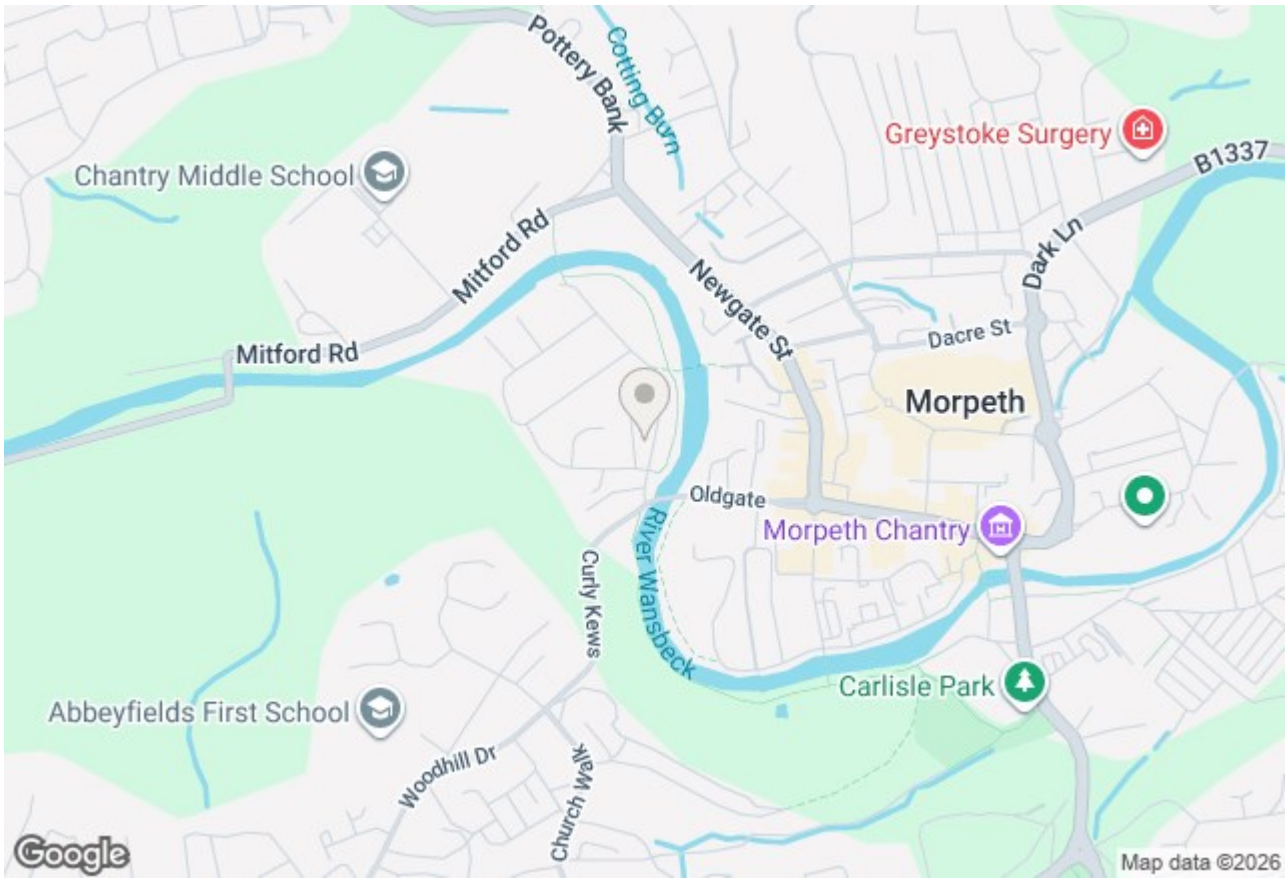
Abbey Terrace

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(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 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