RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

THE KYLINS MORPETH NORTHUMBERLAND NE61 2DJ

- Two Bedroom Extended Semi Detached
- Ground Floor & First Floor Bathroom
- Highly Sought After Location
- EPC Rating:- C
- Virtual Tour & Floorplan Available
- Lounge Diner & Conservatory
- Garage & Gardens
- Tenure: Freehold
- Council Tax Band: C

Price £290,000

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THE KYLINS MORPETH NORTHUMBERLAND NE61 2DJ

An extended two bedroom semi detached home, pleasantly situated within the sought after residential area of The Kylins, Morpeth. The property offers well proportioned and versatile accommodation, benefitting from double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance porch leading into the lounge, with a fitted kitchen opening into the dining room, creating a sociable open plan living space. The ground floor has been further enhanced by the addition of a conservatory overlooking the rear garden, together with a useful shower room/WC. To the first floor are two bedrooms, both with fitted wardrobes and a bathroom/WC.

Externally, the property benefits from gardens to both the front and rear, a driveway providing off street parking and an attached garage.

The Kylins is well positioned for access to the amenities available within Loansdean, including a local co-op, Morpeth first school , walking distance to town centre and excellent transport links to both Morpeth and the surrounding area.
Morpeth is one of Northumberland's most desirable market towns, offering a premium lifestyle by seamlessly blending historic market town charm with a sophisticated, modern café culture, high-end retail and modern convenience. The area boasts an exceptional quality of life with top-tier, outstanding local schools and excellent transport links, including a mainline train station with direct lines to Newcastle, Edinburgh and London and superb road links via the A1. A bustling town centre features the upscale Sanderson Arcade, diverse eateries, and convenient supermarkets, alongside family-friendly green spaces, award-winning Carlisle Park and scenic riverside walks. Its exceptional location places both the breath taking Northumberland coast and expansive countryside right on your doorstep.

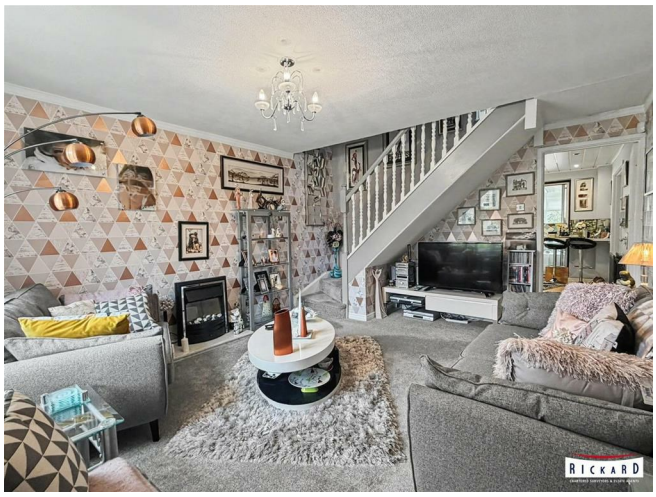
An attractive home in a popular quiet location, offering extended accommodation with further potential to personalise to individual requirements.

ENTRANCE PORCH

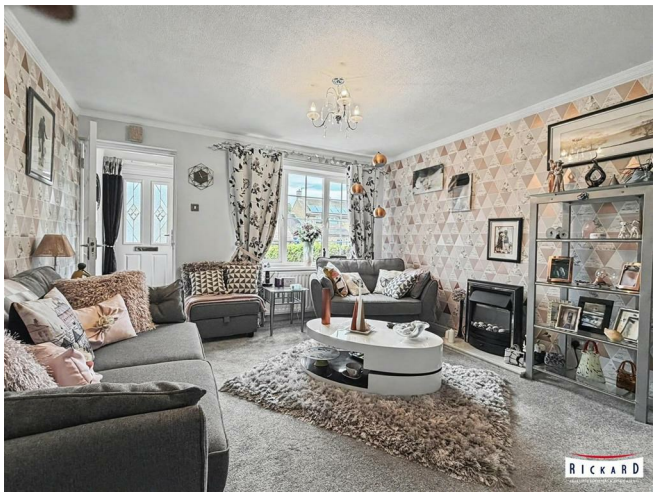
Entrance door to front, double glazed window to the side, inner door providing access to the lounge.

LOUNGE

A welcoming reception room with a double glazed window to the front elevation providing natural light, radiator and staircase leading to the first floor.



ADDITIONAL IMAGE



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KITCHEN

A well appointed kitchen fitted with a range of high gloss wall and base units complemented by coordinating work surfaces. Integrated appliances include an oven, microwave and hob with extractor hood above, together with a sink and drainer unit with mixer tap. There is plumbing for a washing machine and space for an under bench fridge and freezer, along with a useful built in storage cupboard and radiator. Double glazed French doors provide access to the conservatory, while the kitchen flows open plan into the adjoining dining room, creating a sociable and versatile living space.

ADDITIONAL IMAGE

DINING ROOM

Open plan from the kitchen, an additional dining space for socialising and entertaining, with a double glazed window overlooking the rear garden. Radiator.

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CONSERVATORY

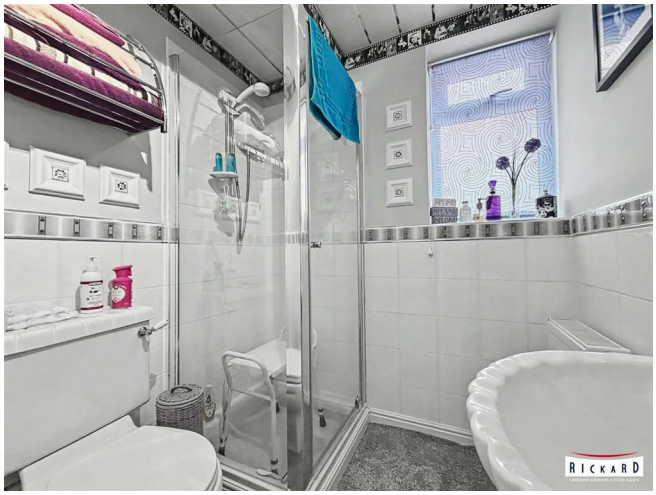
A light filled addition to the home, enjoying an attractive outlook over the rear garden through double glazed windows, with French doors opening directly onto the garden and creating a seamless connection between the indoor and outdoor spaces.

REAR LOBBY

Located just off the kitchen, the rear lobby provides a practical and useful storage area, ideal for coats and outdoor wear, with access to the ground floor shower room/WC.

GROUND FLOOR SHOWER ROOM/WC

A practical addition to the ground floor accommodation, fitted with a WC, wash hand basin, and an electric shower in cubicle. A double glazed window to the side elevation provides natural light, complemented by a radiator and extractor fan.

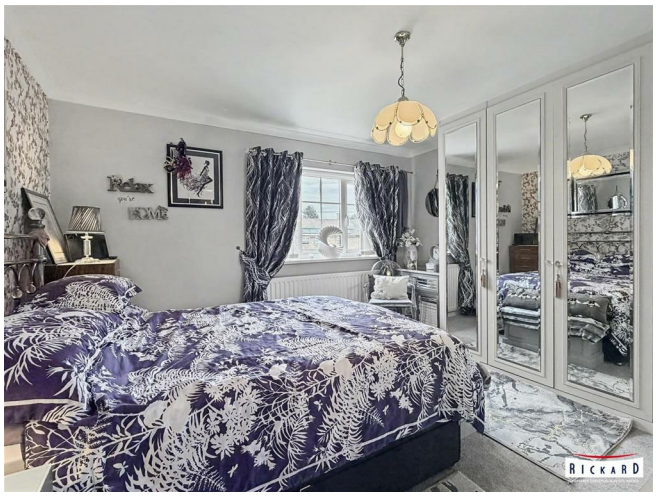


FIRST FLOOR LANDING

A bright first floor landing with a double glazed window to the side elevation providing natural light, together with access to the loft space.

BEDROOM ONE

A well proportioned principal bedroom with a double glazed window to the front elevation, radiator and a range of mirror fronted fitted wardrobes and coordinating drawer units, providing excellent storage.



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BEDROOM TWO

A well presented second bedroom enjoying an outlook over the rear garden and green beyond through a double glazed window, with radiator and fitted wardrobes providing useful storage.

BATHROOM/WC

A well appointed bathroom fitted with a corner bath, WC and wash hand basin set within a contemporary vanity unit. A double glazed window to the rear provides natural light, complemented by a heated towel rail.

EXTERNALLY

Externally, the property enjoys a fully enclosed, low maintenance rear garden, thoughtfully arranged with block paved and gravelled areas to provide an attractive and practical outdoor space.

To the front, a block paved driveway provides off street parking and access to the attached garage, complemented by a further gravelled garden for ease of maintenance.

DRIVEWAY AND PARKING

A block paved driveway provides off street parking and access to the attached garage, which is fitted with a roller door and benefits from power and lighting.

FLOOR PLAN

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

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MATERIAL INFORMATION

Tenure:
Freehold

The building:
Semi-detached house, standard brick and block construction
2 bedrooms, 2 bathroom

Services:
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Parking: Driveway

Risks & restrictions:
Not a listed building
Not in a conservation area
No tree preservation order
Coal mining area: yes
No specialist issues recorded

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.

Utilities
Broadband - yes
Broadband speed - 57 mbps, Superfast available
Mobile coverage - good
Parking - driveway

Flood risk - low

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TENURE & COUNCIL TAX BAND

Freehold - We have been advised by the vendor 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.

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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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.

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

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REFERRAL 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.

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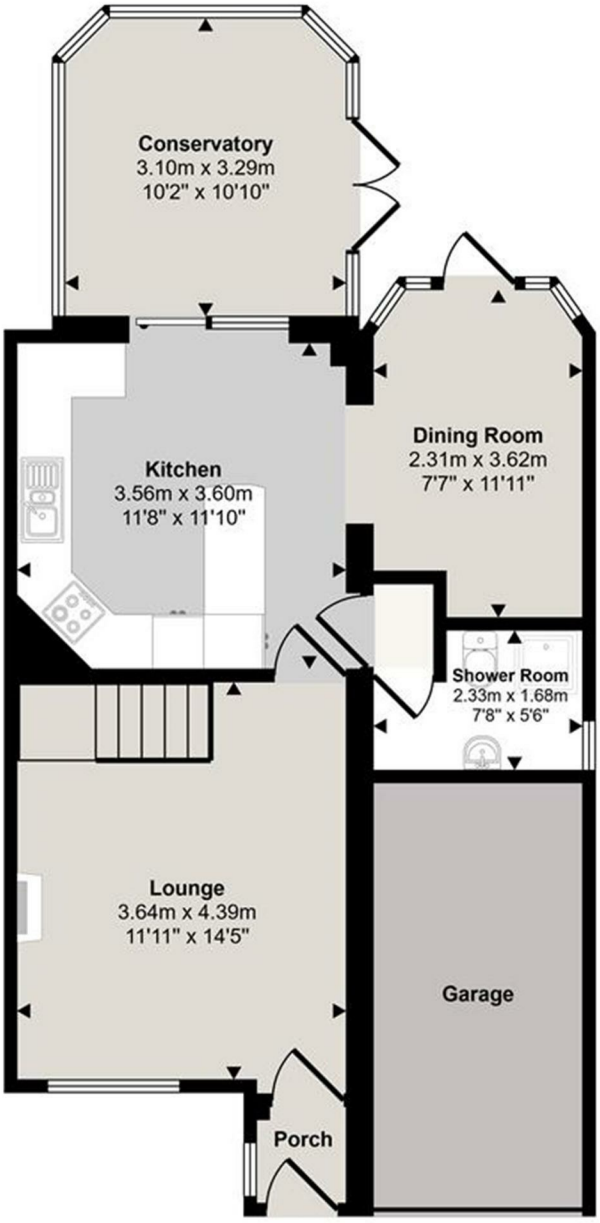
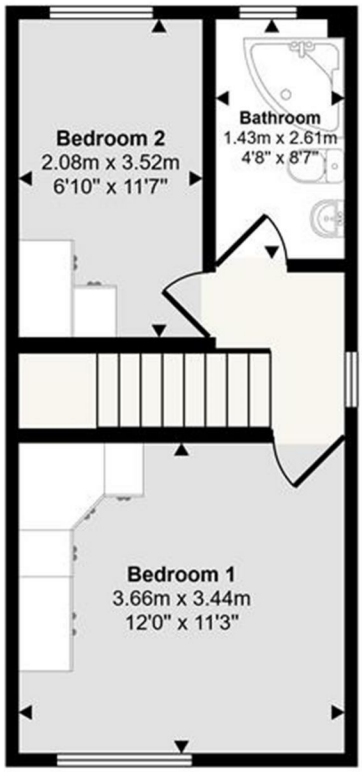
Approx Gross Internal Area
98 sq m / 1059 sq ft

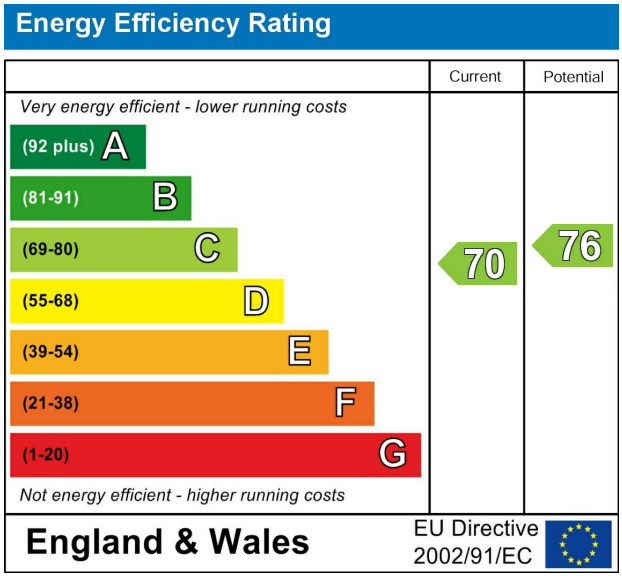


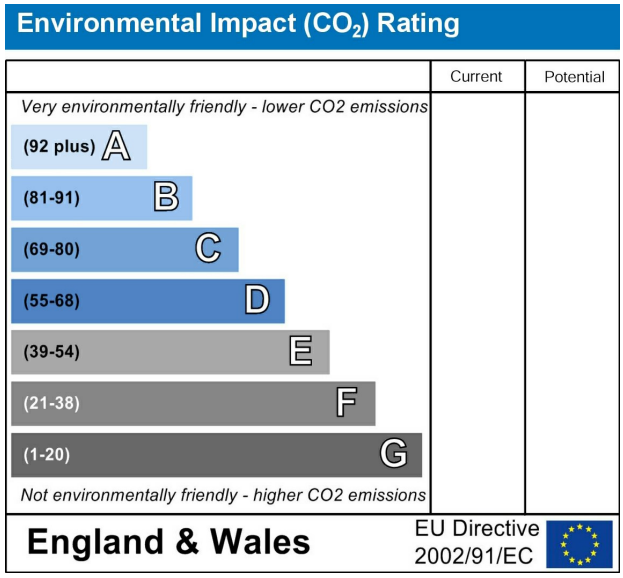
Ground Floor
Approx 69 sq m / 740 sq ft

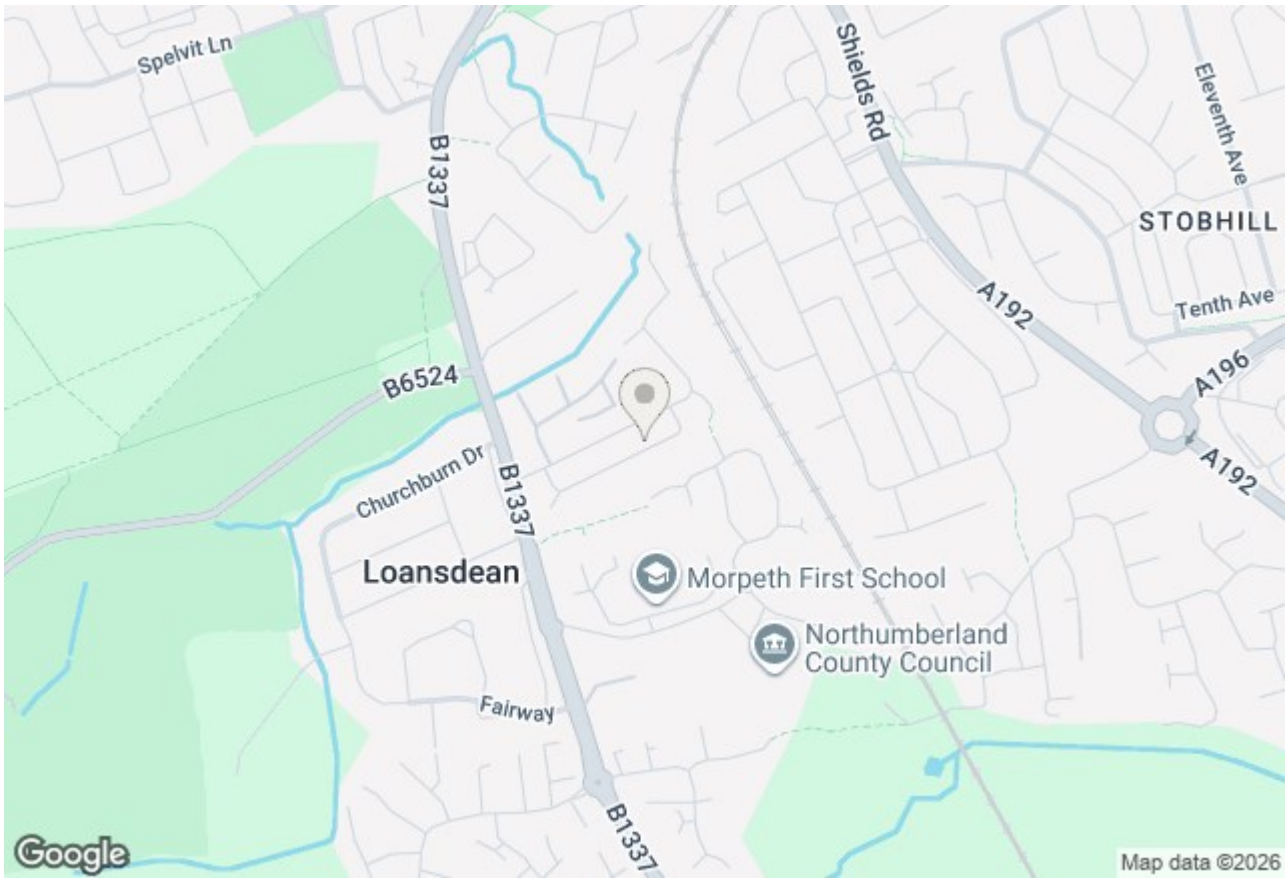


First Floor
Approx 30 sq m / 319 sq ft

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
70
76
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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A192
Tenth Ave
A196
A192
B6524
Churchburn Dr
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