RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

ST. LEONARDS WALK MORPETH NE61 3SZ







- Extended Four-Bedroom Detached Family Home
- Two Reception Rooms
- Ample Off Street Parking & Attached Garage With Utility Area
- Council Tax Band: D
- Services: Mains Gas, Electric, Water & Drainage
- Sought-After Lancaster Park Location
- Generous, Well Established Front And Rear Gardens
- Tenure: Freehold
- EPC Rating: TBC
- Floorplan & Virtual Tour Available

Price £430,000

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

01670 513533
www.rickard.uk.com

ST. LEONARDS WALK MORPETH NE61 3SZ

Situated on St Leonards Walk within the highly regarded Lancaster Park estate in Morpeth, this extended four bedroom detached home offers spacious and versatile accommodation, ideally suited to family living. Having been a much-loved family home, the property provides well-proportioned accommodation with excellent potential for a new owner to make it their own.

The accommodation briefly comprises an entrance hall, ground floor WC, lounge, dining room and kitchen. To the first floor are four bedrooms and a modern family bathroom/WC. Externally, the property benefits from generously sized gardens to both the front and rear, together with a driveway providing off-street parking and access to an attached garage.

Lancaster Park is a well-established and popular residential estate, particularly appealing to families thanks to its attractive green spaces, convenient access to All Saints First School and proximity to Morpeth town centre.

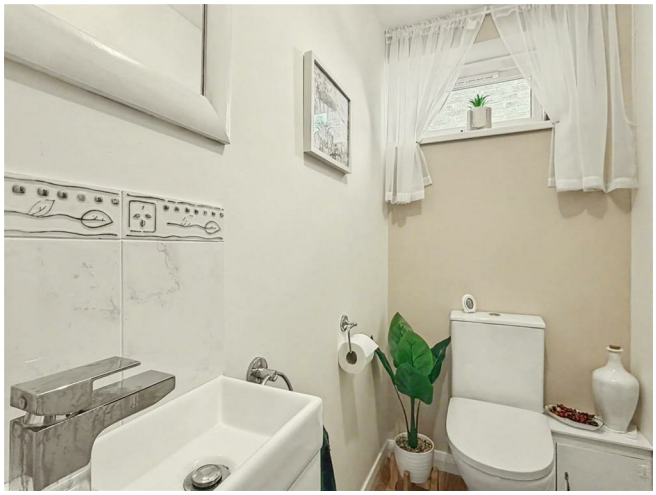
Morpeth itself is a thriving market town offering an excellent range of amenities, including independent shops, national retailers, supermarkets, cafés, restaurants and leisure facilities. The town also benefits from a range of schools, riverside walks and the picturesque Carlisle Park. For commuters, there is convenient access to the A1 for travel throughout the region, while Morpeth railway station provides regular services to Newcastle and connections further afield, including Edinburgh and London.

ENTRANCE HALL

Accessed via an entrance door to the side, the welcoming hallway features a double glazed window to the front, staircase leading to the first floor and a radiator.

GROUND FLOOR WC

Fitted with a WC and wash hand basin set within a vanity unit, complemented by a radiator and double-glazed window.



LOUNGE

A spacious and inviting main reception room featuring double glazed patio doors opening onto the rear garden, allowing plenty of natural light. A gas fire set within a decorative surround provides an attractive focal point, complemented by a radiator.



ST. LEONARDS WALK MORPETH NE61 3SZ

DINING ROOM

A well-proportioned dining room featuring a double-glazed window to the front, radiator and convenient access through to the kitchen.



ADDITIONAL IMAGE



KITCHEN

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units, complemented by worktops incorporating a one-and-a-half bowl sink and drainer with mixer tap. Integrated appliances include a double oven and gas hob with extractor fan above. A double-glazed window overlooks the rear garden, and door providing convenient access to the attached garage complete the room.



ST. LEONARDS WALK MORPETH NE61 3SZ

ADDITIONAL IMAGE



FIRST FLOOR LANDING

BEDROOM ONE

A well-proportioned double bedroom featuring a double-glazed window to the front elevation, fitted wardrobes providing useful storage and a radiator.



BEDROOM TWO

A well-proportioned double bedroom with a double-glazed window to the front elevation and radiator.



ST. LEONARDS WALK MORPETH NE61 3SZ

BEDROOM THREE

A well-proportioned double bedroom with a double-glazed window overlooking the rear garden and radiator.



BEDROOM FOUR

Forming part of an extension to the original property, this particularly spacious double bedroom benefits from double-glazed windows to the front, rear and side elevations, allowing an abundance of natural light, together with a radiator and heater. The generous proportions offer potential for the creation of an en-suite shower room, as seen in similar neighbouring properties, with the rear of the room adjoining the existing family bathroom, subject to any necessary consents and alterations.



ADDITIONAL IMAGE



ST. LEONARDS WALK MORPETH NE61 3SZ

BATHROOM/WC

A modern family bathroom fitted with a stylish curved edge bath, wash hand basin set within a vanity unit, WC and separate walk-in shower with mains-fed shower. The room is complemented by tiled walls, a heated towel rail and a double-glazed window to the rear elevation.



ADDITIONAL IMAGE



EXTERNALLY

The property enjoys well-established gardens to both the front and rear. To the front, an attractive gravelled garden is complemented by a block-paved driveway providing off-street parking. To the rear, the enclosed garden offers a pleasant outdoor space, with a lawn, established planted borders and patio areas providing space for outdoor seating and entertaining.



ST. LEONARDS WALK MORPETH NE61 3SZ

ADDITIONAL IMAGE



GARAGE & PARKING

A block-paved driveway provides ample off-street parking and leads to the attached garage, which is accessed via an up-and-over door and benefits from power and lighting. To the rear of the garage is a useful utility area connected with a door to the kitchen and has plumbing for a washing machine, a double-glazed window overlooking the rear garden and an external door providing direct garden access.

FLOOR PLAN

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

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.

ST. LEONARDS WALK MORPETH NE61 3SZ

MATERIAL INFORMATION

Property Information
Important information about this property

Property & ownership

Tenure: Freehold

Council tax: Band D

EPC Rating: TBC

Parking Attached Garage & Driveway

Utilities & connectivity

Heating - Central heating – Gas
Electricity - Mains
Water & drainage Mains
Broadband - TBC
Mobile coverage - TBC

Construction & accessibility

Property type Detached House
Construction Traditional
Accessibility Details to be confirmed

Additional information
Details of any material flood or environmental risks, building safety concerns, restrictions, rights of way, easements or relevant planning matters will be disclosed here where applicable.

TENURE

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.

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.

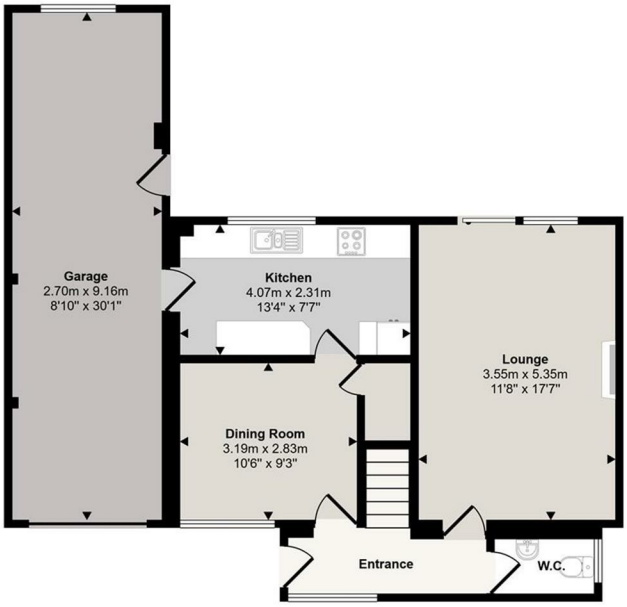
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

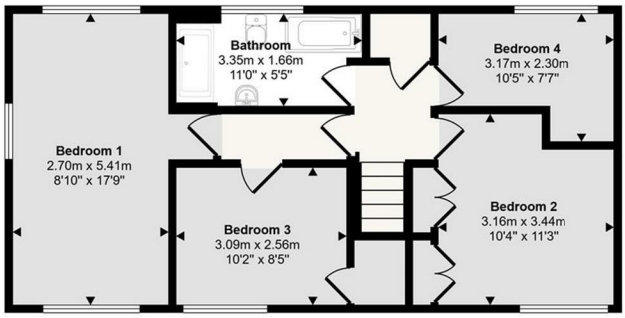
20J26AOAO

ST. LEONARDS WALK MORPETH NE61 3SZ

Approx Gross Internal Area
134 sq m / 1442 sq ft

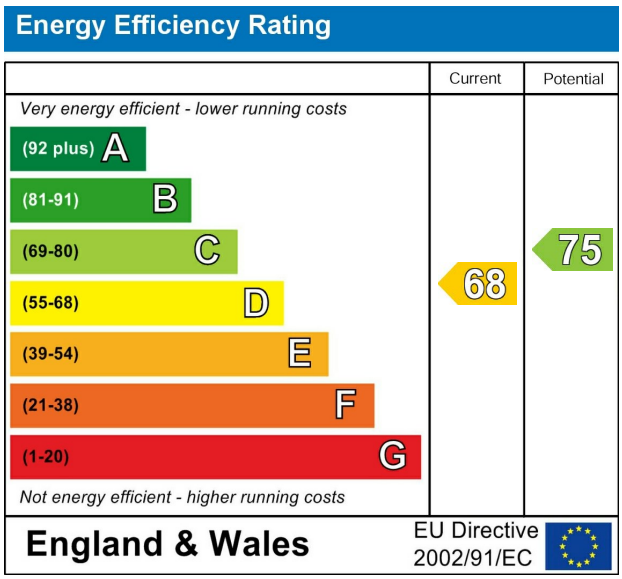


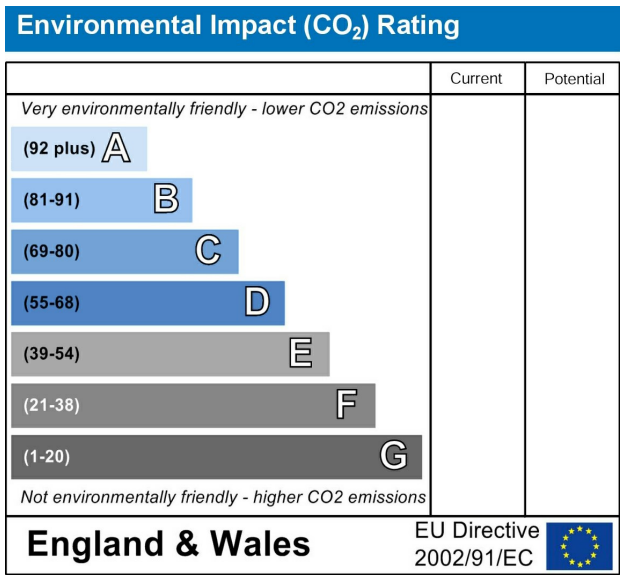
Ground Floor
Approx 76 sq m / 816 sq ft

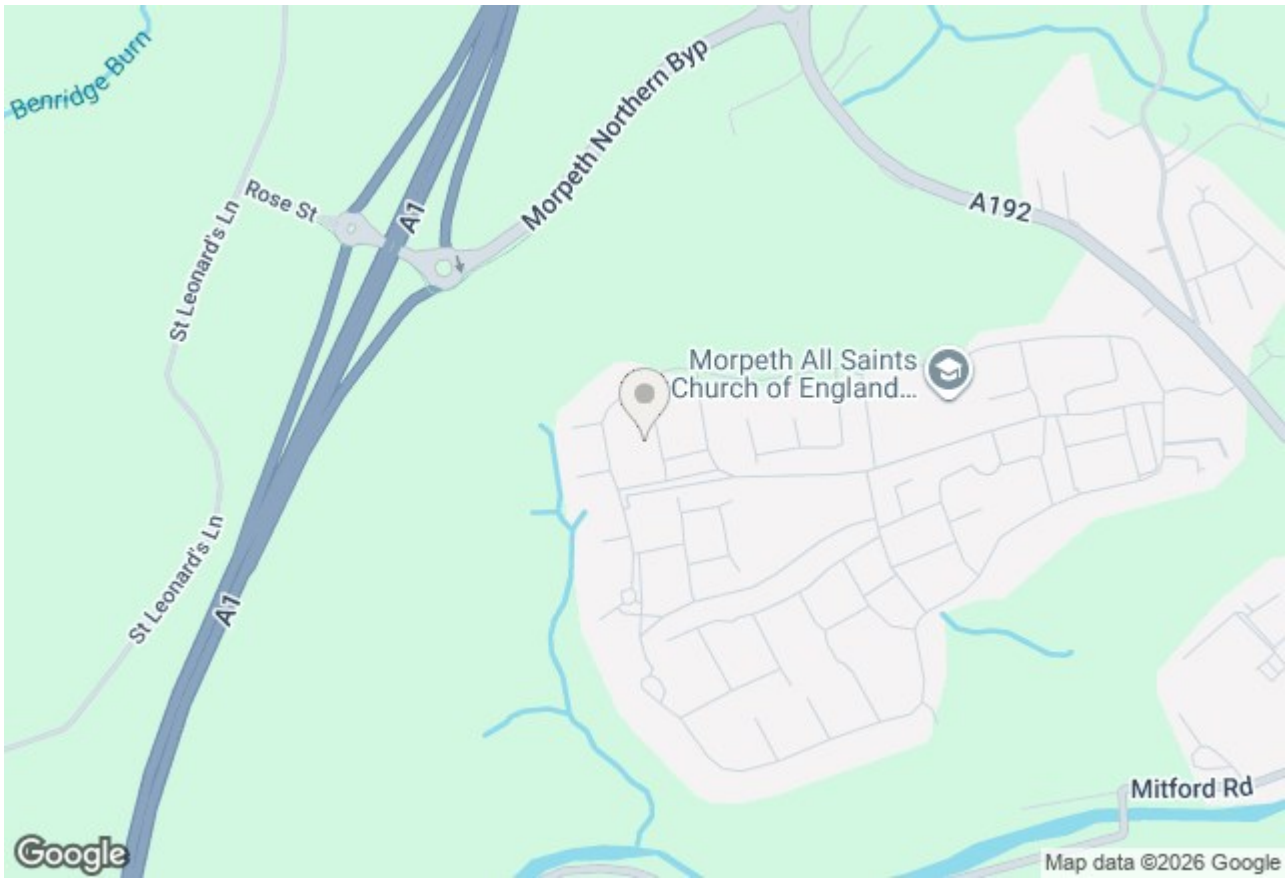


First Floor
Approx 58 sq m / 626 sq ft

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.







RICS
propertymark
The Property Ombudsman
www.rickard.uk.com

Registered in England company number 6314212
VAT registration number 175 8808 19
Regulated by RICS

Ashington
17/18 Laburnum Terrace
Ashington, NE63 0AJ
Telephone: 01670 812145
Email: ashington@rickarc.uk.com

Morpeth
25/27 Newgate Street
Morpeth, NE61 1AW
Telephone: 01670 513533
Email: morpeth@rickard.uk.com

Directors: Iain Rickard MRICS, Diane Charlton & Aisling O'Neil MNAEA