RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

SOUTHGATE MEWS MORPETH NE61 2BW

- Spacious Four Bedroom Townhouse
- Principal Bedroom With Ensuite
- Three Allocated Parking Spaces
- Council Tax Band: E
- Services: Mains Gas, Electric, Water & Drainage
- Versatile Three Storey Accommodation
- Attractive Enclosed Rear Garden
- EPC Rating: TBC
- Tenure: Freehold

Price £340,000

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

01670 513533
www.rickard.uk.com

SOUTHGATE MEWS MORPETH NE61 2BW

Situated within the highly regarded Southgate Mews development in the popular Loansdean area of Morpeth, this impressive four bedroom townhouse offers spacious, flexible accommodation arranged over three floors, making it an ideal home for growing families or those seeking versatile living space. Beautifully presented throughout, the accommodation comprises an entrance hall, ground floor W.C., dining room or home office and a superb open plan kitchen diner with French doors opening onto the rear garden. The first floor offers a generous lounge together with the principal bedroom featuring an ensuite shower room, while the second floor provides three further well proportioned bedrooms and a family bathroom. Externally, the property enjoys an attractive enclosed rear garden along with the rare advantage of three allocated parking spaces.

Southgate Mews is perfectly positioned for everyday convenience, with a local Co-op, well regarded first school and regular bus services all close by. Morpeth's historic town centre is within easy reach, offering an excellent selection of independent shops, high street retailers, further schooling, cafés, bars and restaurants, together with leisure facilities, the Riverside Leisure Centre, parks and riverside walks. The property is also ideally located for commuters, benefiting from excellent road links to the A1 and easy access to Morpeth railway station, providing direct services to Newcastle, Edinburgh and London.

ENTRANCE HALL

A spacious and welcoming entrance hall with entrance door to the front elevation, attractive wood flooring, radiator and staircase leading to the first floor accommodation.

GROUND FLOOR WC

Conveniently located off the entrance hall, comprising of a W.C and wash hand basin in vanity unit, heated towel rail and extractor fan. Finished with continued flooring from the hallway.

KITCHEN DINER

A superb open plan kitchen dining space, fitted with a good range of wall and base units with roll top work surfaces, incorporating a single drainer sink unit with mixer tap. A range of integrated appliances are included, comprising fridge freezer, dishwasher, washer dryer, double oven, hob and extractor hood. The room benefits from a double glazed window to the rear elevation and double glazed French doors opening onto the rear garden, creating a light and spacious entertaining space. Finished with wood flooring and radiator.

ADDITIONAL IMAGE

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ADDITIONAL IMAGE

DINING ROOM / HOME OFFICE

A versatile additional reception room offering excellent flexibility for modern family living. This useful space features a double glazed window to the front elevation, radiator and attractive wood flooring. Ideal for use as a dedicated home office, dining area or second reception room to suit individual requirements.

FIRST FLOOR LANDING

The first floor landing provides access to the lounge, principal bedroom and staircase leading to the second floor accommodation.

LOUNGE

A spacious and light filled reception room featuring three double glazed windows to the front elevation, allowing plenty of natural light to flow throughout the space. Finished with radiator and offering a comfortable and versatile area for relaxing and entertaining.

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ADDITIONAL IMAGE

BEDROOM ONE

A well-proportioned principal bedroom featuring a double glazed window overlooking the rear garden, radiator and access to a private ensuite shower room. A comfortable and peaceful retreat positioned on the first floor.

ENSUITE

Fitted with a modern suite comprising of a W.C., wash hand basin set within a vanity unit and a mains powered shower within a shower cubicle. There is also a double glazed window to the rear elevation, heated towel rail and useful storage cupboard housing the water tank.

SECOND FLOOR LANDING

BEDROOM TWO

A well proportioned double bedroom featuring two double glazed windows to the front elevation, allowing plenty of natural light, together with a radiator.

BEDROOM THREE

A comfortable third, double bedroom featuring a double glazed window overlooking the rear elevation and radiator. An ideal space for a family bedroom or guest room.

BEDROOM FOUR

A useful fourth bedroom featuring a built in storage cupboard, double glazed window to the front elevation and radiator. Offering excellent versatility, this room would make an ideal bedroom, nursery, dressing room or home office.

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BATHROOM/WC

Fitted with a modern suite comprising of a W.C and wash hand basin set within a vanity unit and a panelled, jacuzzi style bath with shower head attachment. The bathroom features a double glazed window to the rear elevation, heated towel rail, extractor fan and attractive tiling to the walls.

EXTERNALLY

PARKING

The property has three allocated parking spaces in the nearby residents parking area.

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MATERIAL INFORMATION

Property type: House

Property construction: Standard brick and block construction

Number and types of room: 4 bedrooms, 2 bathrooms

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: 3 x Parking spaces

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: None

Coal mining area: Yes

Non-coal mining area: No

Loft access: Yes

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.

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.

TENURE

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.

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.

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

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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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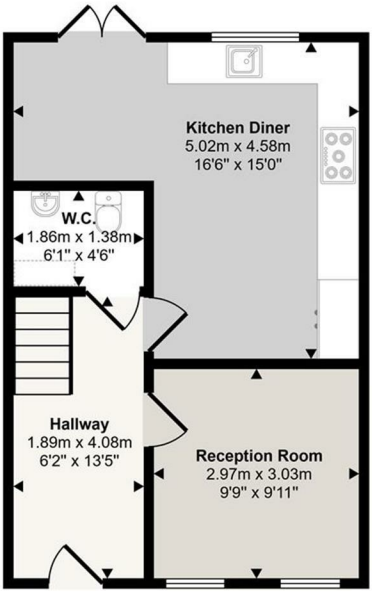
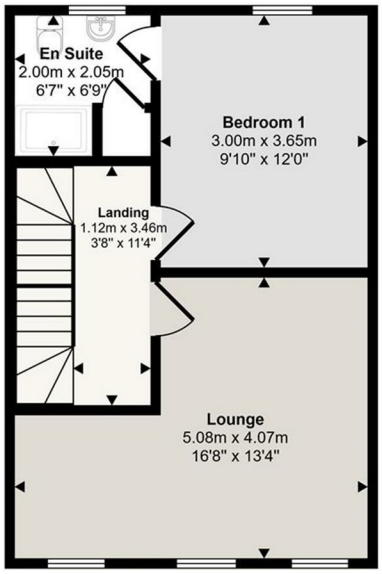
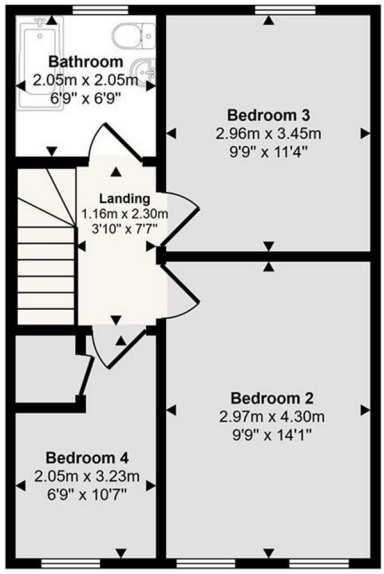
Approx Gross Internal Area
120 sq m / 1292 sq ft



Ground Floor
Approx 39 sq m / 419 sq ft



First Floor
Approx 40 sq m / 434 sq ft



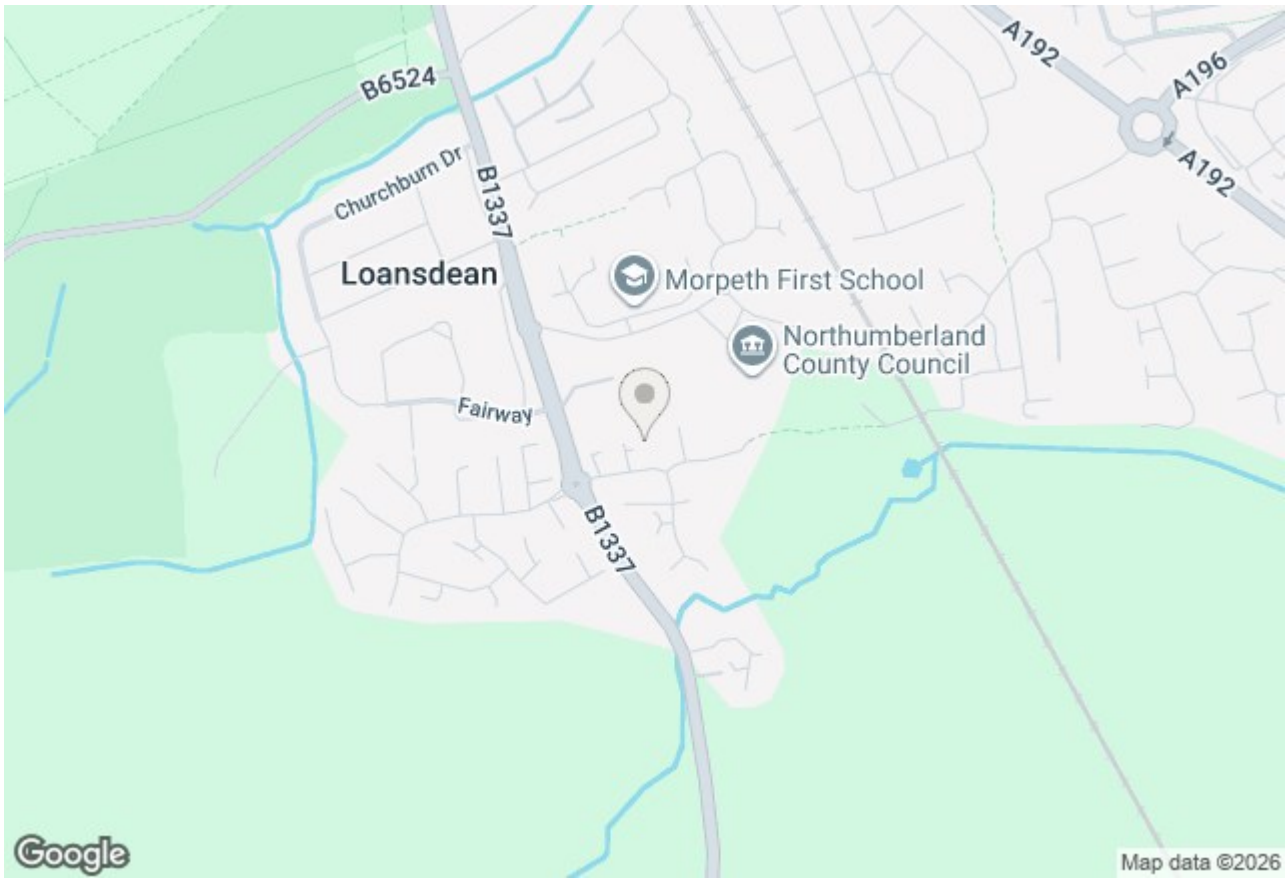
Second Floor
Approx 41 sq m / 439 sq ft

Denotes head height below 1.5m

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	80	84
(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 (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