RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

POSTERN CRESCENT MORPETH NE61 2JN

- Semi Detached Home
- Utility Room
- Off Street Parking & Rear Garden
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewerage
- Three Bedrooms
- Downstairs WC & Bathroom
- EPC: C
- Council Tax Band: A

Price £200,000

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POSTERN CRESCENT MORPETH NE61 2JN

A well presented three bedroom semi detached home situated in the highly sought after area of High Church, Morpeth. Offered for sale with the added benefit of no onward chain, the property features double glazing and gas central heating throughout, and is an ideal purchase for a range of buyers.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a comfortable lounge, kitchen, utility room and a ground floor bathroom with seperate WC. To the first floor, there are three well proportioned bedrooms.

Externally, the property benefits from off street parking to the front and a generously sized garden to the rear, perfect for outdoor enjoyment.

The location offers convenient access to local amenities within Kirkhill, including community shops, first school, and everyday essentials, while the historic market town centre of Morpeth provides a wider range of facilities such as supermarkets, independent retailers, cafés, restaurants, and leisure options. Excellent transport links are also nearby, making the area ideal for commuters.

Appealing to first time buyers, families, and investors alike, early viewing is highly recommended to fully appreciate the accommodation on offer.

ENTRANCE PORCH
External door providing access to the porch with double glazed windows and internal door leading to the hallway.

HALLWAY
Stairs leading to the first floor with understair cupboard and radiator.

LOUNGE
14'5" x 12'5" (4.40m x 3.81m)
Maximum dimensions given.

To the front elevation with a double glazed window, radiator and electric fire.

KITCHEN
6'9" x 12'5" (2.08m x 3.81)
Fitted with a range of wall and base units with work tops and a sink drainer unit with mixer tap, integrated oven, hob and extractor hood, and dishwasher. Double glazed window to rear and a radiator.

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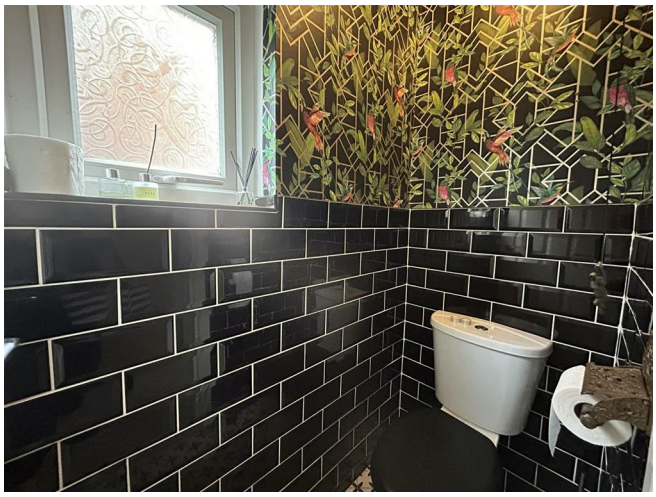
UTILITY ROOM

Fitted with wall and base units with work tops and plumbing for washing machine. Double glazed window to the rear and external door to the side.

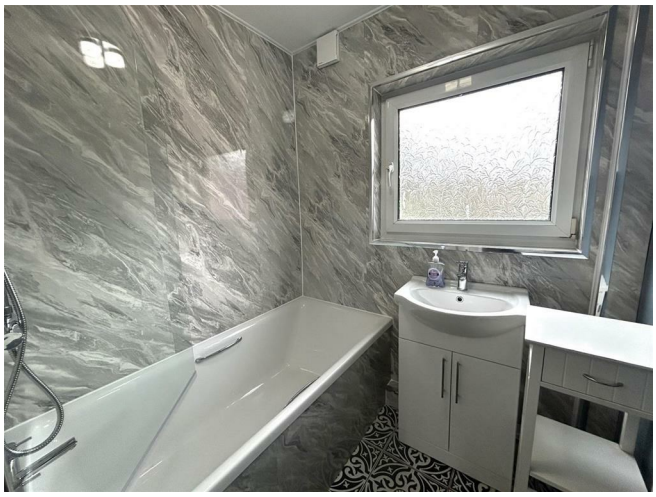
GROUND FLOOR WC

Fitted with a wc and a double glazed window to the side.



GROUND FLOOR BATHROOM

Fitted with a wash hand basin and panelled bath with shower over. Double glazed window to rear and a radiator.



FIRST FLOOR LANDING

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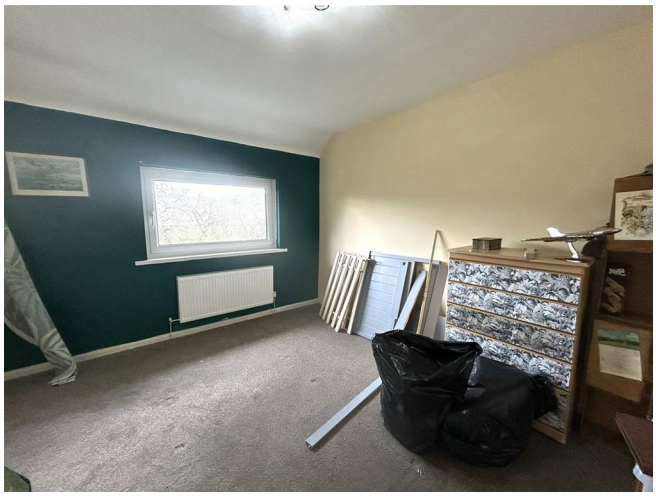
BEDROOM ONE
2.94m x 4.73
Double glazed windows to the front, built in storage and a radiator.

BEDROOM TWO
3.53m x 3.17
Double glazed window to the rear and a radiator.



BEDROOM THREE
2.52m x 2.45m
Double glazed window to the rear, radiator.

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EXTERNALLY & PARKING

The front of the property has a block paved driveway for off street parking and provides side access to the rear garden.

The rear garden is a good size, mainly lawned with a patio area.

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. May 2026

Tenure:
Freehold

The building:
Semi-detached house, standard brick and block construction
3 bedrooms, 1 bathroom
Accessibility adaptations: Level access

Services:
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 3rd Mar 2025
Parking: Driveway

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

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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.

BROADBAND, MOBILE & DATA

Broadband - Source: Ofcom Checked April 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	13 Mb	1 Mb	YES	
Superfast	80 Mb	20 Mb	YES	
Ultrafast	2000 Mb	2000 Mb	YES	

Mobile coverage Source: Ofcom Checked April 2026.

Provider	Coverage	Details
EE	Great	
O2	Great	
Three	Great	
Vodafone	Great	

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TENURE & COUNCIL TAX BAND

Freehold.

Title contains restrictions or restrictive covenants
Here is a summary but a property lawyer can advise further: - The property is subject to restrictive covenants (rules that limit what can be done with the land) contained in a legal document from 1982. These are common in former local authority properties to ensure the area is maintained in a certain way. - There is a standard restriction which means the property cannot be sold or transferred without the consent of the mortgage lender, Barclays Bank UK PLC. This is a routine requirement that will be settled by the solicitors as part of the sale process.

Title contains beneficial rights or easements
Here is a summary but a property lawyer can advise further:- The property benefits from rights (known as easements) granted in a legal document from 1982. These typically include positive rights such as the right to use shared service pipes or access routes. - The property also has the benefit of legal rights provided under the Housing Act 1980, which ensures the home has all necessary access to essential services and utilities.

Council Tax Band: A (Source gov.uk Checked April 2026).

CONVEYANCING MADE SIMPLE

We work closely with trusted conveyancer Richard Twyford of Taylor Rose, helping to ensure a smooth and efficient process from offer to completion. With clear communication between our teams, your sale or purchase can progress as quickly and seamlessly as possible.

Why not obtain a no-obligation conveyancing quote? Simply speak to a member of our team and we will be happy to arrange this for you.

You are under no obligation to use our recommended conveyancer and are free to instruct a solicitor or licensed conveyancer of your choice. We do not receive any referral fee for recommending Taylor Rose.

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.

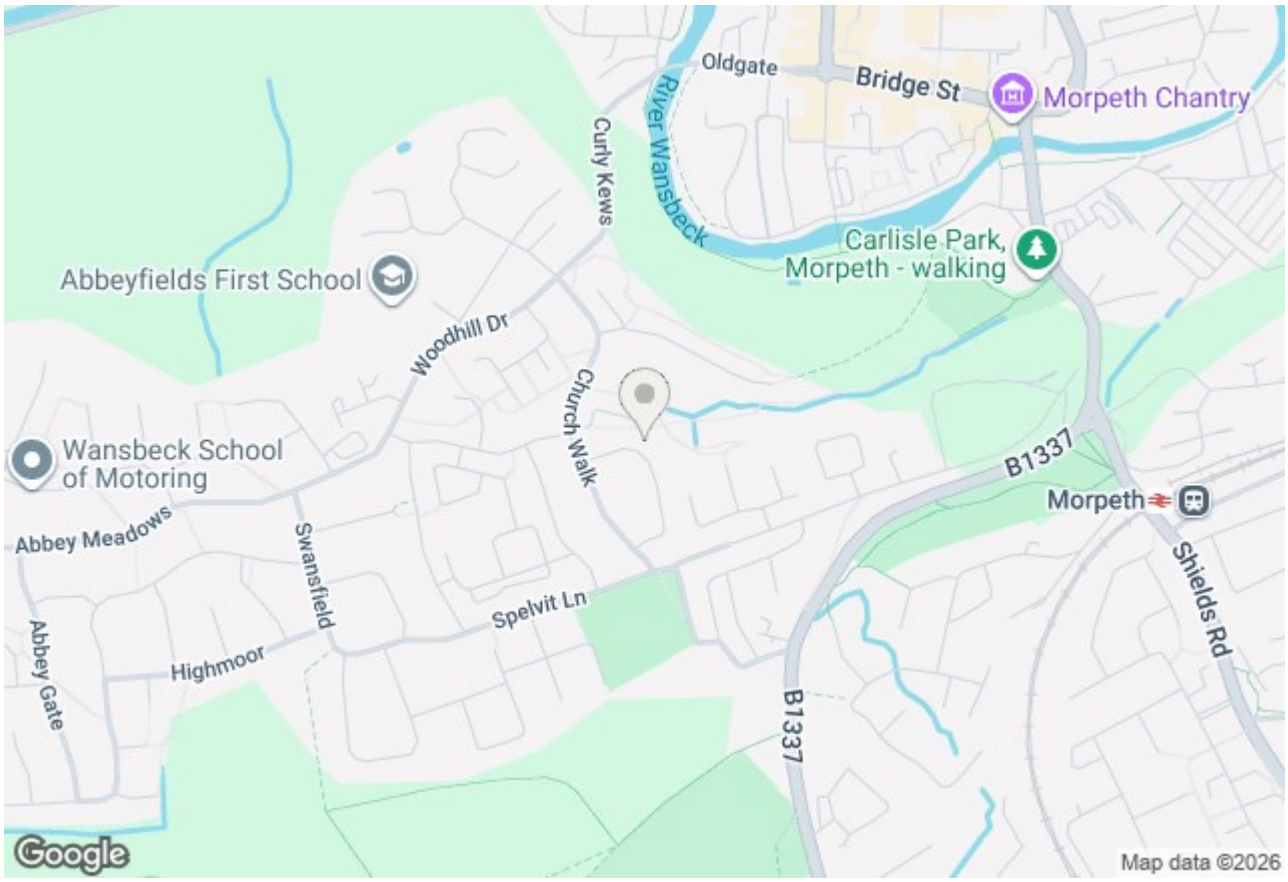
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

15D26AOAO

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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