

FALCON HILL MORPETH NE61 2YG



- Extended Semi Detached
- Open Outlook To Front
- No Upper Chain
- Tenure: Freehold
- Services: Mains Gas, Electric, Water & Drainage

- Four Bedrooms
- Sought After Location
- EPC Rating: C
- Council Tax Band: D

Price £290,000

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A four bedroom semi detached house occupying an enviable position overlooking a pleasant green within the highly sought after Kirkhill Estate in Morpeth.

Offered for sale with no upper chain, this well proportioned family home presents an excellent opportunity for buyers looking to modernise and create a property tailored to their own taste and requirements. The accommodation benefits from partial double glazing and gas central heating, and briefly comprises an entrance porch, hallway, lounge/dining room, kitchen and separate utility area to the ground floor. To the first floor there are four bedrooms and a shower room/WC.

Externally, the property features gardens to the front and rear, a driveway providing off-street parking, and an attached garage.

Kirkhill is a popular residential area, particularly well regarded for its family-friendly environment, open green spaces, and proximity to well regarded local schools and everyday amenities. There are convenient local shops and services within easy reach, along with pleasant walking routes and recreational areas.

Morpeth town centre is just a short distance away and offers a wide range of amenities including independent shops, supermarkets, cafés, restaurants, leisure facilities and well-regarded schools. The town also benefits from excellent transport links, with Morpeth railway station providing direct services to Newcastle, Edinburgh and beyond, while the A1 offers easy road access both north and south.

ENTRANCE PORCH

External door to the side leading to the porch with double glazed windows and a further external door leading to the hallway.

ENTRANCE HALL

With stairs to the first floor and understair cupboard, radiator and built in coat cupboard.

LOUNGE DINER

The Lounge has a double glazed picture window to the front overlooking the green, gas fire in decorative surround and a radiator. Open plan access to the dining room.



DINING AREA

Double glazed window and door to the rear providing access to the rear garden, and a radiator.



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KITCHEN

Fitted with a range of wall and base units with roll top work surfaces, 1.5 sink drainer unit with mixer tap and an integrated double oven, hob and extractor hood. Double glazed window to the rear, radiator and a door to the utility room.



UTILITY ROOM

A useful utility area with plumbing for washing machine, double glazed window and an external door to the rear garden.

FIRST FLOOR LANDING

Double glazed window to the side.

BEDROOM ONE

Double glazed window to the front, radiator and mirror fronted, sliding door wardrobes.



BEDROOM TWO

Double glazed window to the rear, radiator.



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BEDROOM THREE

Double glazed window to the rear, radiator, access to the loft.



BEDROOM FOUR

Two double glazed windows to the front and a radiator..



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SHOWER ROOM/WC

Fitted with a mains, walk in shower with glass screen, wash hand basin in vanity unit and a wc. Double glazed window to the rear, heated towel rails and pvc panelling to walls.



EXTERNALLY

The rear of the property has a good size, well established garden with lawn.

The front of the property has a further, lawned garden and driveway for off street parking and access to the garage.



PARKING & GARAGE

Driveway for off street parking and an attached single garage with up and over door, power and lighting.

OUTLOOK FROM FRONT



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.

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.

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MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: No Certificate

The building

Semi-detached house, standard brick and block construction

4 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Loft: insulated and unboarded, accessed by Via loft hatch

Outside areas: Front garden and Rear garden

No spray foam insulation

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 good, Vodafone good, Three good, EE great

Parking: Garage, Driveway, and On Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (ND114360):

- The owner cannot put up any additional buildings or structures without written approval from the developer's architect, except for small garden sheds or greenhouses at the back.
- No external alterations or additions that might affect the stability or appearance of the house can be made without written permission from the architect.
- The property must only be used as a single private home for one family. It cannot be used for any trade, business, or for keeping animals like pigs, poultry, or pigeons.
- The owner must not do anything on the property that could be a nuisance, danger, or annoyance to the neighbours or the public.
- Television or radio aerials and poles cannot be installed on the property without first getting consent.
- To ensure road safety, no buildings, trees, or items over two feet tall can be placed at road corners where they might block the view for drivers.

Coal mining area: yes

No specialist issues recorded

Onward chain: no

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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.

TENURE & COUNCIL TAX BAND

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.

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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.

CONVEYANCING MADE EASY

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.

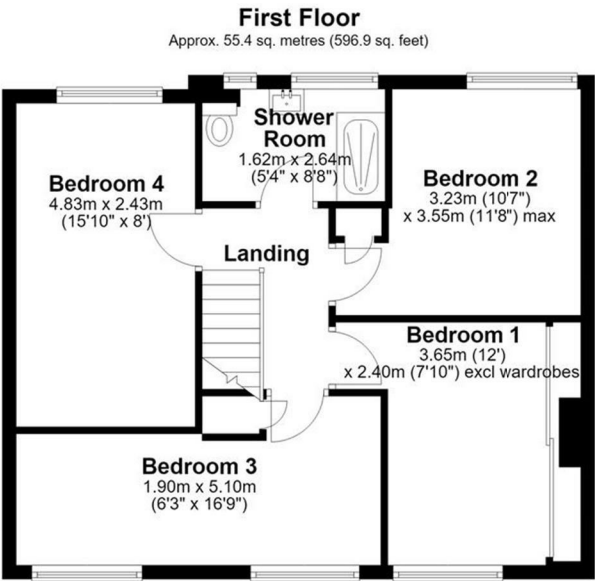
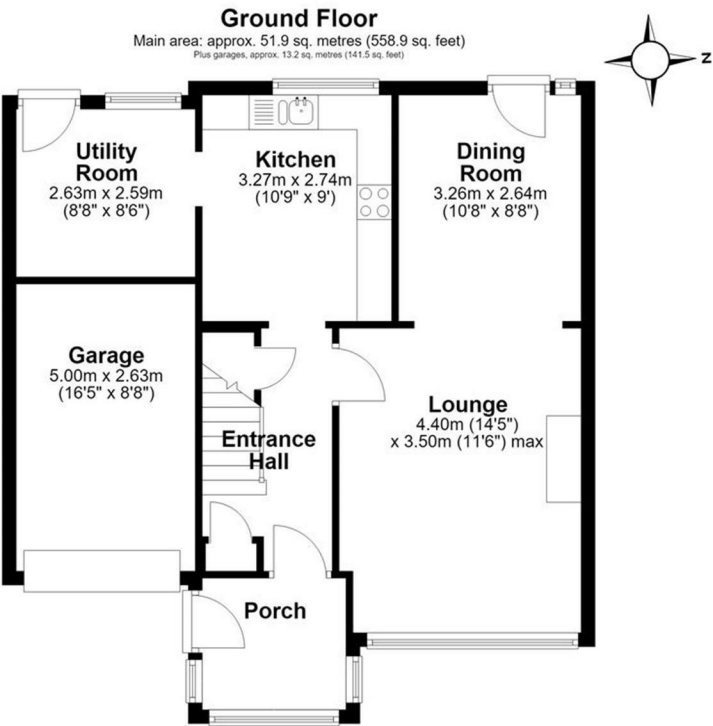
You are under no obligation to use our recommended conveyancer and are free to instruct a solicitor or licensed conveyancer of your choice. We do not receive any referral fee for recommending Taylor Rose.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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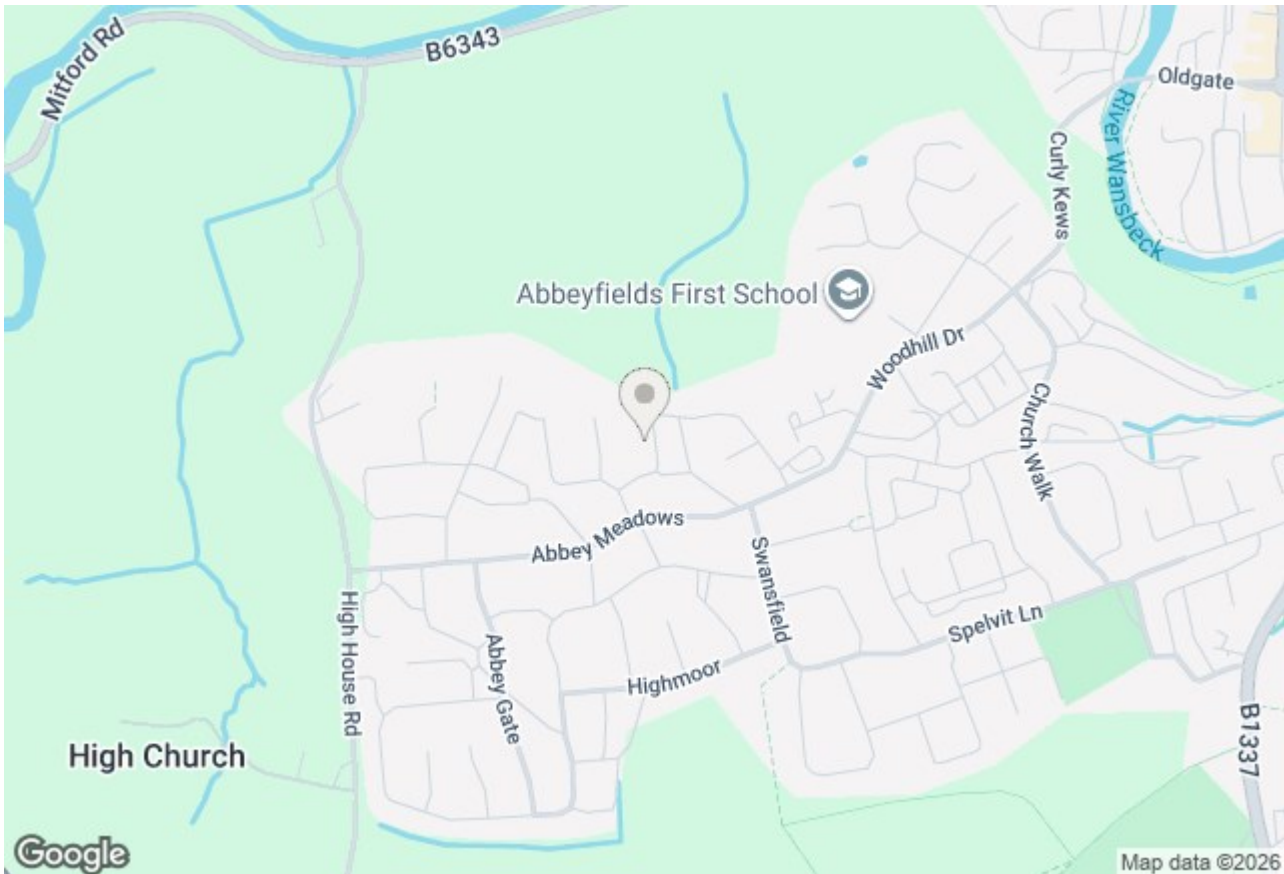
Main area: Approx. 107.4 sq. metres (1155.7 sq. feet)
Plus garages, approx. 13.2 sq. metres (141.5 sq. feet)
Falcon Hill

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



www.rickard.uk.com

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