

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

BALMORAL GROVE ST. GEORGES WOOD MORPETH NE61 2GG



- Three Bedroom Terrace
- Garden & 2 Parking Spaces
- Tenure: Leasehold (Freehold Available)
- EPC: B
- Services: Mains GCH, Electric, Water, Drainage & Sewage
- Ensuite To Master
- No Further Chain
- Freehold Available To Purchase For £150+VAT
- Council Tax Band: C

Price £205,000

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Modern Family Home in the Heart of Morpeth

Step into stylish, modern living with this spacious three-bedroom mid-terrace home, perfectly positioned on the sought-after St Georges Park within the popular Linden Homes development in Morpeth. Built in 2018, this property offers the ideal combination of contemporary comfort, generous space, and an unbeatable location.

Nestled just a short walk from Morpeth's bustling town centre, you'll find everything you need on your doorstep – from independent boutiques, cosy cafes, and popular restaurants, to riverside walks and beautiful parks. Families will appreciate the excellent local schools, while commuters can enjoy easy access to the A1 and Morpeth's mainline train station, with direct services to Newcastle, Edinburgh, and beyond. Surrounded by both countryside charm and town convenience, it's the best of both worlds.

The ground floor offers a welcoming entrance hall, handy WC, a sleek, modern kitchen, and a light-filled lounge with French doors leading out to a private, enclosed rear garden – the perfect spot for summer evenings or weekend get-togethers. Upstairs, the master bedroom features an ensuite, with two further well-proportioned bedrooms and a contemporary family bathroom completing the layout.

The property benefits from two allocated parking spaces to the front and a secure rear garden, offering a safe space for children to play or for simply unwinding outdoors.

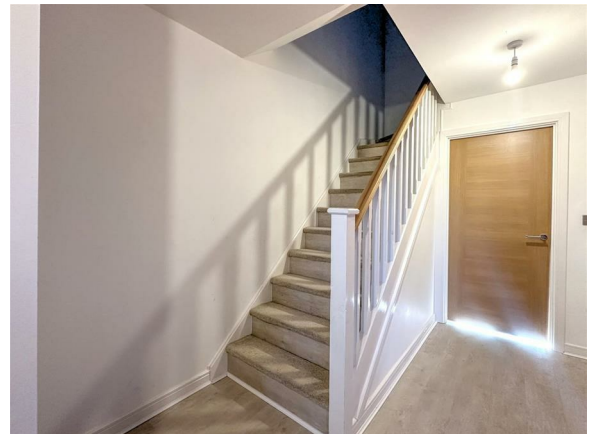
Freehold Option

Although currently leasehold, purchasers have the opportunity to buy the freehold for just £150 + VAT – adding even more value to this fantastic home.

This is a rare opportunity to own 100% of a beautiful modern home in one of Morpeth's most desirable developments. Contact us today to book your viewing and take the first step toward making St Georges Park your new address.

ENTRANCE HALL

Entrance door to the front leading to hallway with built in storage cupboard, radiator and stairs to the first floor.



GROUND FLOOR WC

Fitted with a wc, wash hand basin, radiator and extractor fan



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KITCHEN

8'2" x 10'11" (2.51 x 3.33)

To the front elevation fitted with wall and base units with roll top work surfaces, 1.5 sink drainer unit with mixer tap and an integrated oven, hob, extractor and plumbing for washing machine. Double glazed window to the front, radiator.



LOUNGE

13'8" x 15'5" (4.18 x 4.72)

Double glazed french doors to the rear garden, radiator, laminate floor and built in storage cupboard.



ADDITIONAL IMAGE



FIRST FLOOR LANDING

Access to the loft and a built in storage cupboard.

BEDROOM ONE

11'3" x 10'4" (3.44 x 3.16)

Double glazed window to the rear, radiator and laminate floor.



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ENSUITE

Fitted with a wc, wash hand basin and a mains shower in cubicle.
Radiator and extractor fan.



BEDROOM TWO

Double glazed window to the front, radiator.



BEDROOM THREE

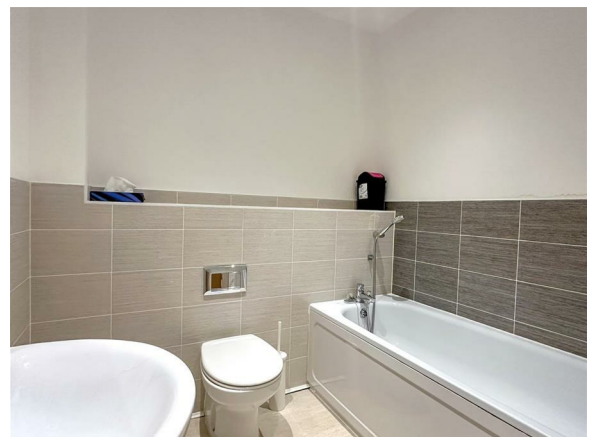
6'11" x 10'2" (2.12 x 3.12)

Double glazed window to the front, radiator.



BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath with shower head attachment. Heated towel rail and extractor fan.



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EXTERNALLY

The rear of the property has an enclosed rear garden with lawn and patio area.



PARKING

The front of the property has allocated parking an visitor parking.

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

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information, but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply -Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker July 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 17 mbps 1 mbps Good

Superfast 53 mbps 8 mbps Good

Ultrafast 1000 mbps 1000 mbps Good

Mobile & Data - Yes - Based on customers' experience in the NE61 area, this shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations. (Ofcom Broadband & Mobile Checker July 2025).

Likely - O2 85%, EE 81%, Vodafone 69%, Three 66%

Coverage is based on predictions by mobile network operators.

Performance is based on crowd sourced samples. Scores should be considered as a guide since there can be local variations.

Experience can vary due to a range of factors in the local area.

The information displayed may not always reflect your experience 'on the ground'.

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker July 2025).

Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker July 2025).

Planning Permission - There is currently no active planning permissions for Balmoral Grove. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked July 2025).

Permission has been granted to the re-development of the old St. Georges Hospital, further information can be found here: <https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S2DEE6QSLA400>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

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TENURE & COUNCIL TAX BAND

We have been advised that the property is 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.

Freehold available to purchase for £150+VAT.

Estate Charges are payable on Balmoral Grove. We have been advised these are currently £59.89 per month if purchasing as leasehold and £23.89 if purchasing freehold.

Buyer costs due to Home Group on completion:

Notice of Assignment - £75.00 + VAT
Notice of Mortgage - £75.00 + VAT
Mortgage Approval - £75.00 + VAT
Deed of Covenant - £175.00 + VAT
Certificate of Compliance £50.00 + VAT (if applicable)
Pet Licence Fee - £125 + VAT (If applicable)
All prices quoted above subject to change.

Council Tax Band: C (Source gov.uk Checked July 2025)

FLOOR PLAN

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

GOOGLE MAPS - GENERAL NOTE

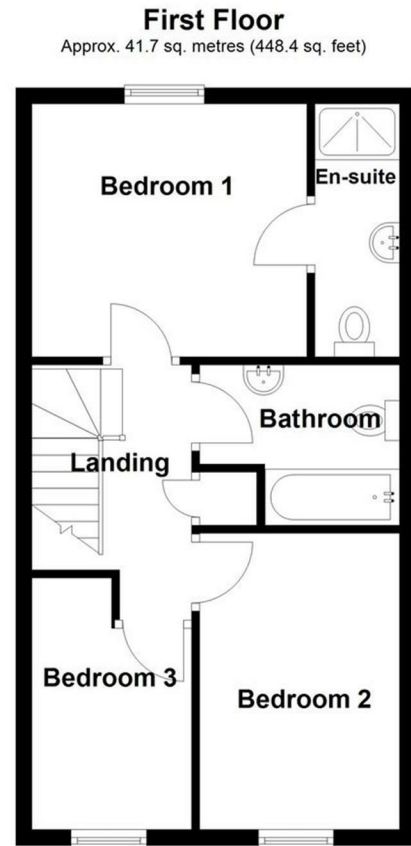
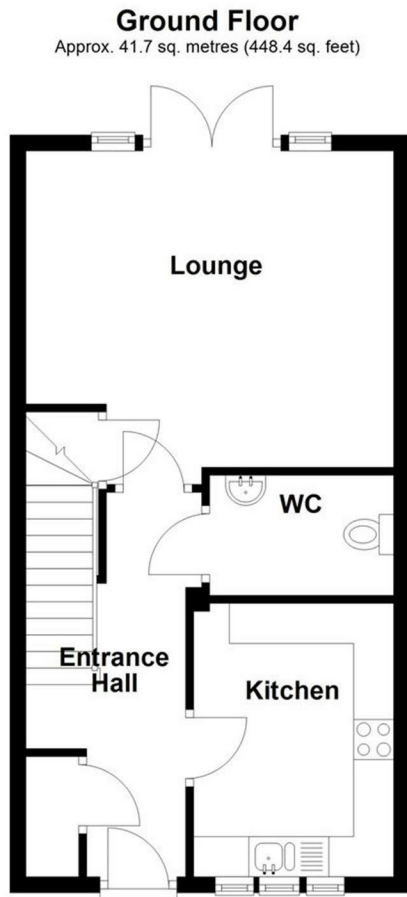
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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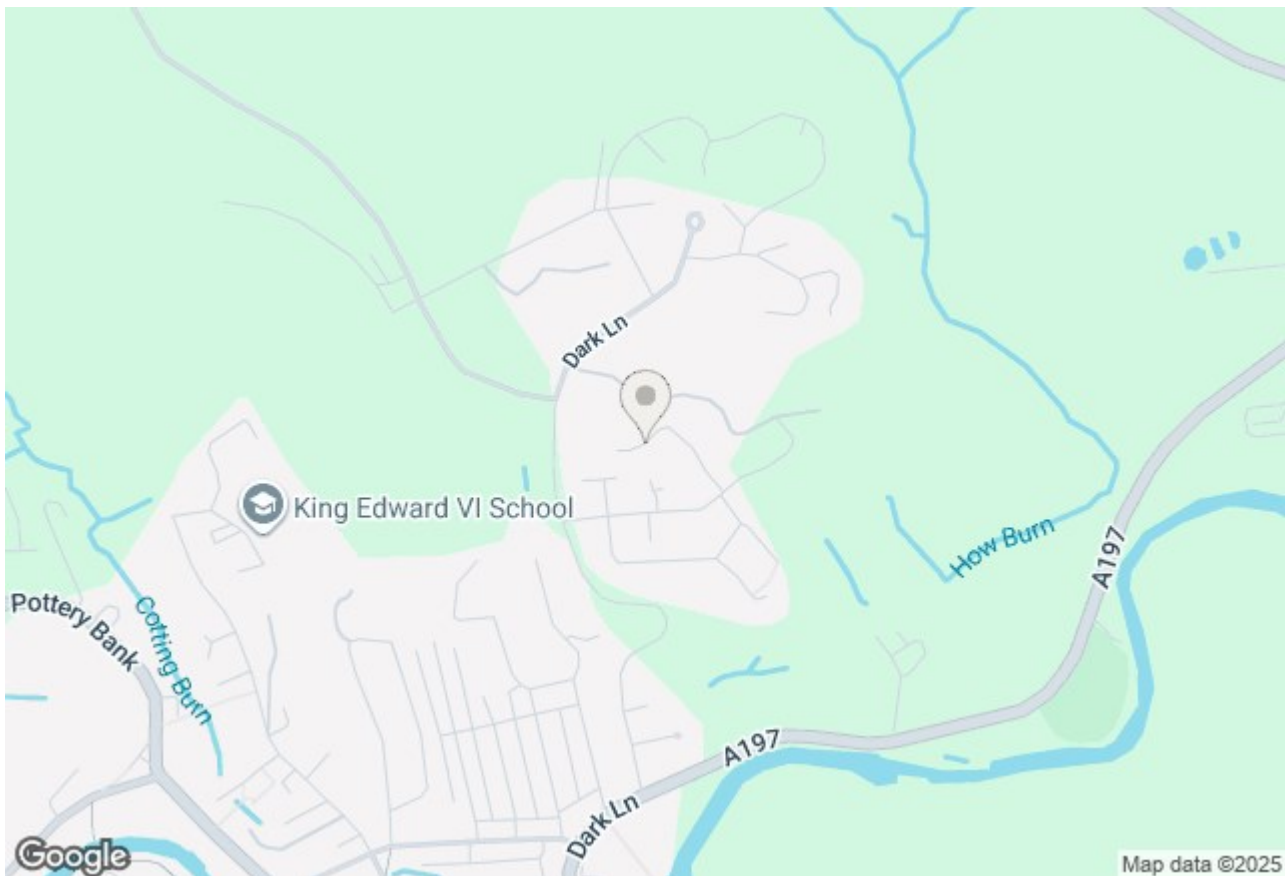
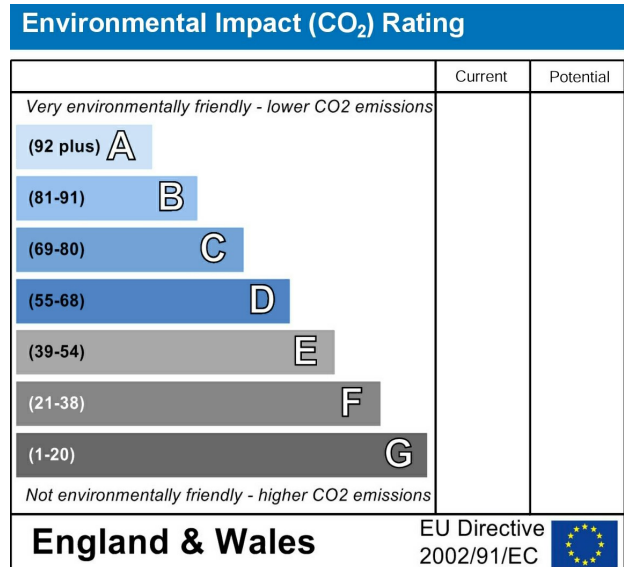
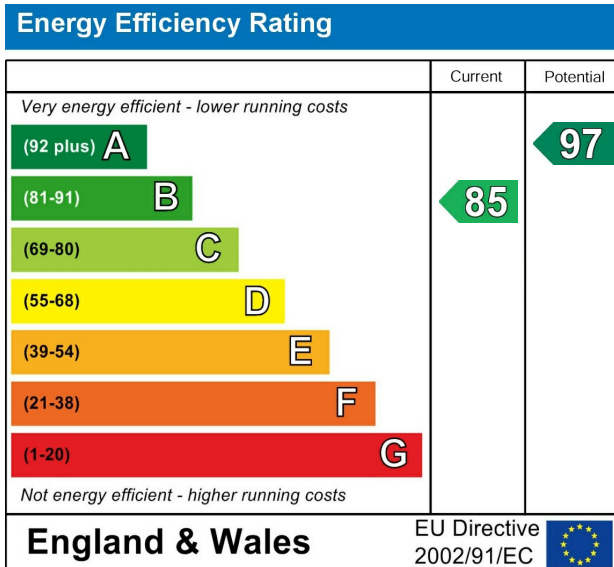
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Total area: approx. 83.3 sq. metres (896.8 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Balmoral Grove



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