

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

MITFORD ROAD MORPETH NE61 1RG



- Three Bedroom Semi Detached Family Home
- Utility Room
- Off-Street Parking, Reduced Garage, Front & Rear Gardens
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Large Open Plan Kitchen Diner
- Large Bathroom with Separate Shower
- EPC: D
- Council Tax Band: D

Offers Over £325,000

MITFORD ROAD MORPETH NE61 1RG

Situated on the ever-popular Mitford Road in the sought-after market town of Morpeth, this beautifully presented three-bedroom semi-detached home has been thoughtfully modernised to create a stylish and practical space ideal for modern family living.

The welcoming entrance hallway is light and spacious, providing access to the main living areas and stairs to the first floor. To the front, the cosy lounge features a large bay window and electric fire, offering the perfect space to relax.

The standout feature of the home is the impressive open-plan kitchen diner, complete with underfloor heating and ample space for dining and entertaining. This flows seamlessly into a separate utility area, with bi-fold doors opening onto the rear garden, creating a fantastic indoor-outdoor living space.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from a large bay window to the front, creating a bright and airy feel with plenty of space for furnishings. The second bedroom is a generous double with views over the school field to the rear, while the third is a versatile single room. The family bathroom is well-appointed with a bath, separate glass shower cubicle, WC and wash basin, enhanced by two rear-facing windows.

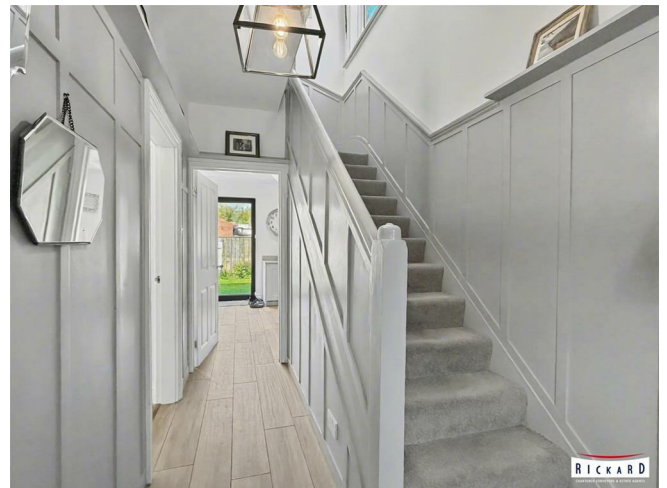
Externally, the rear garden is partially paved with the remainder laid to lawn, featuring outdoor lighting and power. To the front, there is a garden and off-street parking leading to a garage, which has been adapted to incorporate the utility space.

Morpeth is a highly desirable town offering a range of shops, cafés, restaurants, excellent schools and scenic riverside walks, along with strong transport links via the A1.

A superb home in a prime location—early viewing is highly recommended.

ENTRANCE HALLWAY

A bright and welcoming entrance hallway offering a great first impression, with stairs to the first floor and access to the lounge and kitchen diner.



LOUNGE

12'9" x 13'4" (3.89 x 4.07)

A cosy yet stylish reception room positioned to the front of the property, featuring a large bay window allowing for plenty of natural light, along with an electric fire creating a warm and relaxing atmosphere.



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KITCHEN DINER

26'4" x 12'4" (8.03 x 3.76)

A stunning open-plan space, ideal for modern family living and entertaining. The kitchen is fitted with a range of wall and base units, complemented by ample worktop space and a one and a half bowl sink drainer with mixer tap. Integrated appliances include a gas hob with extractor hood over, electric oven, and dishwasher. The room further benefits from underfloor heating and a generous dining area, with a window to the rear and bi-fold doors opening out to the garden, creating a bright and sociable indoor-outdoor living space.



ADDITIONAL IMAGE



ADDITIONAL IMAGE



UTILITY ROOM

8'0" x 6'3" (2.46 x 1.93)

A highly practical addition fitted with a range of wall and base units, offering additional storage and worktop space, along with plumbing for a washing machine.

FIRST FLOOR LANDING

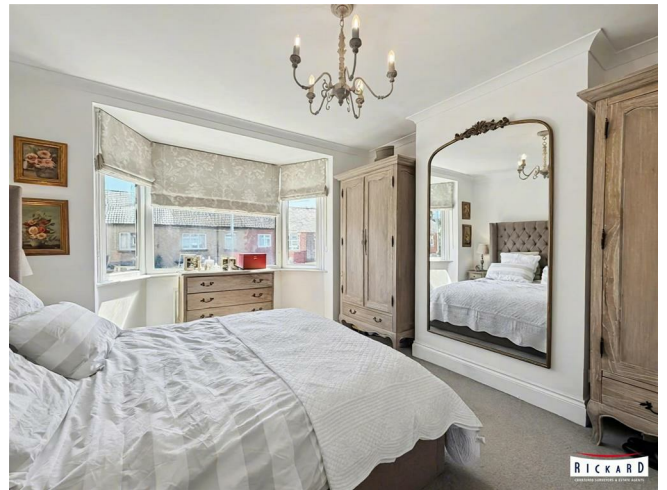
Providing access to all bedrooms and the family bathroom, and a large window to the side.

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MASTER BEDROOM

11'11" x 14'2" (3.64 x 4.34)

A spacious and beautifully presented principal bedroom with a large bay window to the front elevation, creating a light and airy space with ample room for wardrobes and furnishings.



SECOND BEDROOM

11'9" x 12'2" (3.60 x 3.73)

A well-proportioned double bedroom positioned to the rear, enjoying pleasant open views over the school field.



THIRD BEDROOM

7'1" x 7'2" (2.16 x 2.20)

A versatile single bedroom to the front, ideal as a child's room, nursery or home office.



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FAMILY BATHROOM

7'1" x 8'0" (2.16 x 2.45)

A modern and well-appointed bathroom comprising a panelled bath, separate glass shower cubicle, WC and wash hand basin. Two rear-facing windows allow for excellent natural light.



EXTERNALLY

To the rear, a well-maintained garden which is partially paved with the remainder laid to lawn, benefitting from outdoor lighting and power sockets—perfect for entertaining.

To the front, a garden area with off-street parking leading to a garage, which has been reduced in size to accommodate the utility room.



GARAGE

A reduced-size garage, having been partially adapted to accommodate the utility room, fitted with double opening doors and providing useful storage space.

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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.

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MATERIAL INFORMATION

Verified Material Information - Verified April 2026

Property type: House

Property construction: Standard brick and block construction

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

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 and Underfloor heating

Parking: Driveway and On Street

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: Yes

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 - insulated and boarded, accessed by: Hatch above landing.

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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.

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BROADBAND, MOBILE & DATA

Source OfCom Checked April 2026

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

TENURE & COUNCIL TAX BAND

Freehold.

Title contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - Because the original title documents were destroyed in a fire, the property remains subject to any rules (known as restrictive covenants) that were put in place before 9 August 1999.

Restrictive covenants are legal promises that limit how the land can be used, such as not being allowed to run a business from the home.

Council Tax Band: D (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.

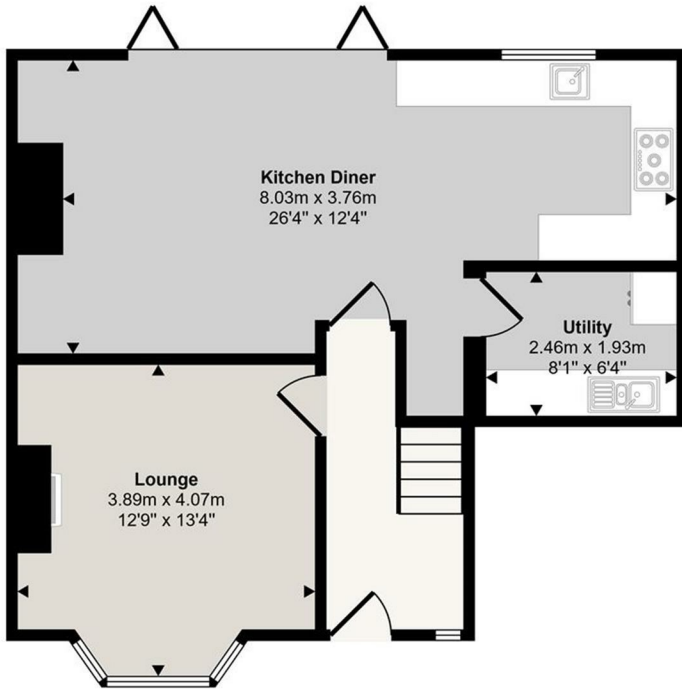
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

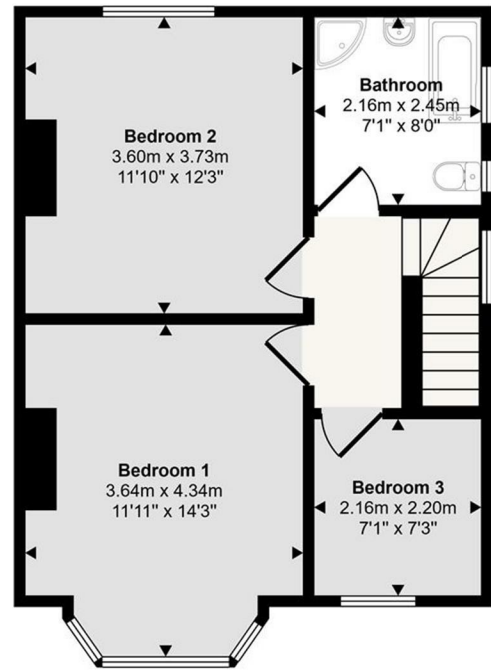
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Approx Gross Internal Area
103 sq m / 1107 sq ft




Ground Floor
Approx 57 sq m / 614 sq ft




First Floor
Approx 46 sq m / 494 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.

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		
	58	72
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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VAT registration number 175 8808 19

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