

## TOWNSEND CRESCENT MORPETH NE61 2XW



- Large Detached Home
- Backing On To Common
- Available With No Chain
- Tenure: Freehold
- Services: Mains Gas, Electric, Water, Drainage & Sewerage

- Three Bedrooms
- Good Size Gardens
- EPC: D
- Council Tax Band: E

**Price £350,000**

# TOWNSEND CRESCENT MORPETH NE61 2XW

A fantastic opportunity to acquire this spacious three bedroom detached home, occupying a highly sought after position on Townsend Crescent within Kirkhill, Morpeth. Backing onto woodland and the common beyond, the property enjoys an attractive outlook and a good degree of privacy.

This much loved family home is now ready for updating, offering excellent potential for buyers to create a home tailored to their own tastes and requirements.

The accommodation benefits from double glazing and gas central heating, and briefly comprises: entrance porch, hallway, ground floor WC, lounge diner, and a breakfasting kitchen to the ground floor. To the first floor are three well proportioned bedrooms and a generous family bathroom/WC.

Externally, the property boasts sizeable gardens which are a real feature of the home, providing both space and privacy. There is also an attached garage and a driveway offering off street parking.

The property is ideally located within the popular Kirkhill area, offering convenient access to local shops, school well regarded first school, and amenities, while the nearby town centre of Morpeth provides a wider range of facilities including schools, supermarkets, restaurants, leisure options, and excellent transport links.

## **ENTRANCE PORCH**

A large entrance porch with entrance door, double glazed windows and inner door to the hallway.

## **ENTRANCE HALL**

Providing stairs to the first floor with an understair storage cupboard and a radiator.

## **GROUND FLOOR WC**

Fitted with a wc, wash hand basin and a radiator.

## **BREAKFASTING KITCHEN**

*15'10" x 8'11" & 9'8" x 9'7" (4.85 x 2.72 & 2.95 x 2.93)*

An L-shaped breakfasting kitchen fitted with wall and base units with work surfaces, a sink drainer unit with dual taps and space for a range cooker with fitted extractor hood. Double glazed window to the rear, radiator and external door to the rear garden.



## **ADDITIONAL IMAGE**



# TOWNSEND CRESCENT MORPETH NE61 2XW

## LOUNGE DINER

An L-shape lounge diner providing a large reception area.



## LOUNGE

12'5" x 19'3" (3.81 x 5.88)

Double glazed picture window to the front, radiator, gas fire in decorative surround and double glazed french doors to the rear garden.



## DINER

10'10" x 10'0" (3.32 x 3.05)

Double glazed window to the rear, radiator and open plan to the lounge.



# TOWNSEND CRESCENT MORPETH NE61 2XW

## FIRST FLOOR LANDING

Double glazed window to the front and a radiator.



## BEDROOM ONE

10'5" x 13'1" (3.19 x 3.99)

Double glazed window to the rear, radiator.



## OUTLOOK FROM BEDROOM ONE



# TOWNSEND CRESCENT MORPETH NE61 2XW

## BEDROOM TWO

10'0" x 11'0" (3.07 x 3.37)

Double glazed window to the rear, radiator.



## BEDROOM THREE

7'10" x 9'5" (2.39 x 2.88)

Double glazed window to the front, radiator and built in storage cupboard.



## BATHROOM/WC

A large bathroom fitted with a wc, wash hand basin, panelled bath and a mains shower in cubicle. Double glazed window to the rear, radiator and a built in airing cupboard with radiator,



# TOWNSEND CRESCENT MORPETH NE61 2XW

## ADDITIONAL IMAGE



## EXTERNALLY

The rear of the property has a superb garden with established lawn and patio areas alongside planted areas. The garden backs on to a woodland area and common beyond.



## ADDITIONAL IMAGE



## PARKING & GARAGE

The front of the property has a driveway for off street parking and provides access to the single garage.

The garage has an up and over door, power and lighting.

# TOWNSEND CRESCENT MORPETH NE61 2XW

## 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.

## MATERIAL INFORMATION

Verified Material Information May 2026.

### The building

Detached house, standard brick and block construction

3 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

### Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Parking: Driveway, Garage, Off Street, and Private

### Risks & restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Coal mining area: yes

No specialist issues recorded

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021.

This data is licensed under the Open Government Licence v3.0.

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.

---

# TOWNSEND CRESCENT MORPETH NE61 2XW

## BROADBAND, MOBILE & DATA

Broadband - Source: Ofcom. Checked May 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 7 Mb 0.8 Mb YES

Superfast 80 Mb 20 Mb YES

Ultrafast 2000 Mb 2000 Mb YES

Mobile coverage - Source: Ofcom. Checked May 2026

Provider Coverage Details

EE Great

O2 Great

Three Great

Vodafone Great

## TENURE & COUNCIL TAX BAND

Freehold.

Title contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further:

There is a formal restriction stating that a single owner (unless they are a trust corporation) cannot sell or transfer the property if it involves a payment of money, unless authorised by a court. This is a standard legal measure often used to protect the interests of multiple people who may have a stake in the property.

The property is subject to 'restrictive covenants' (binding rules) contained in a 1966 deed. These are rules that limit what can be done with the land to ensure it remains compatible with the surrounding area.

There are provisions regarding 'light or air'. This means the owner is restricted from building anything that would significantly block the natural light or airflow to neighbouring properties.

There are rules concerning boundary structures, which dictate how fences, walls, or hedges must be maintained or what types can be installed.

Title contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from legal rights granted in a 1966 deed.

These are positive rights (often called 'easements') that allow the owner to use or access certain services or parts of neighbouring land, such as shared utility pipes or access ways.

Council Tax Band: E (Source gov.uk Checked May 2026).

## IMPORTANT INFORMATION - PROPERTY HELD IN TRUST

Please note that the property is currently held in trust. As a result, the sale may be subject to additional legal procedures and documentation beyond a standard transaction, including involvement from trustees and/or legal representatives. Buyers should be aware that this may have an impact on timescales for the conveyancing process. Prospective purchasers are advised to discuss this further with their solicitor at an early stage.

## 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.

---

# TOWNSEND CRESCENT MORPETH NE61 2XW

## 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.

## 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

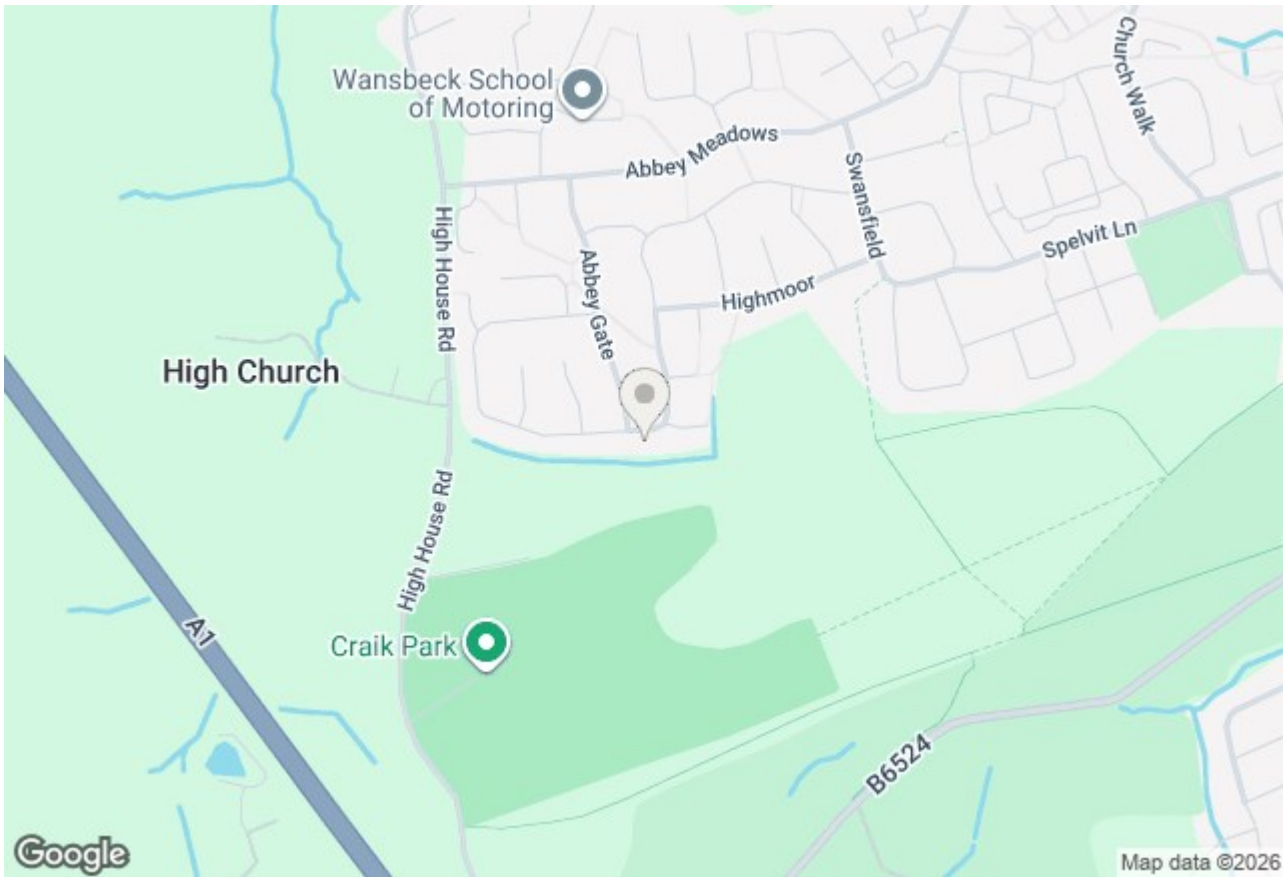
---

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



[www.rickard.uk.com](http://www.rickard.uk.com)

Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

Ashington  
17/18 Laburnum Terrace  
Ashington, NE63 0AJ  
Telephone: 01670 812145  
Email: [ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)

Morpeth  
25/27 Newgate Street  
Morpeth, NE61 1AW  
Telephone: 01670 513533  
Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)

Directors: Iain Rickard MRICS, Diane Charlton & Aisling O'Neil MNAEA