

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

SHIELDS ROAD MORPETH NE61 2SA



- Three Bedrooms
- Two Reception Rooms
- Updating Required
- Council Tax Band: A
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Mid Terrace Home
- No Further Chain
- EPC: C
- Tenure: Freehold

**Price £120,000**

## SHIELDS ROAD MORPETH NE61 2SA

A three bedroom mid terrace home, situated on Shields Road, Stobhill, Morpeth. This property is ideally located close to a range of local amenities including a Sainsbury's Local, pharmacy, community shops, and Stobhillgate First School, making it a convenient choice for families and commuters alike.

Available with no onward chain, the property offers an excellent opportunity for a buyer to modernise and update to their own taste and requirements.

The accommodation benefits from double glazing where stated and gas central heating, and briefly comprises: entrance hall, lounge, dining room, kitchen, and a ground floor WC. To the first floor there are three bedrooms and a family bathroom/WC.

Externally, the property enjoys gardens to both the front and rear, with the rear garden offering potential to create off street parking, subject to the necessary consents.

The property is well placed for those needing easy access to transport links, with Morpeth Railway Station within walking distance providing direct services to Newcastle, Alnmouth and beyond. Morpeth's vibrant town centre is also nearby, offering an excellent range of shops, cafes, restaurants and leisure facilities, as well as beautiful riverside walks and green spaces.

### ENTRANCE HALL

Entrance door to the front leading to the hallway with stairs to the first floor and a radiator.



### LOUNGE

12'11" x 13'4" max (3.94 x 4.08 max)

Double glazed window to the front, radiator.



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## DINING ROOM

9'11" x 11'9" (3.03 x 3.6)

Measurement excludes alcove.

Double glazed window to the rear, radiator, gas fire and built in cupboard to alcove.



## KITCHEN

10'9" x 6'7" (3.30 x 2.02)

Only main area of kitchen measured.

Fitted with wall and base units with work surfaces, sink drainer unit with dual taps and plumbing for washing machine. Double glazed window to the side and glazed door to the rear lobby



## ADDITIONAL IMAGE



## REAR LOBBY

External door to the side leading to the rear garden, access to ground floor wc.

## GROUND FLOOR WC

Fitted with a wc and wash hand basin. Single glazed window to the rear.

## FIRST FLOOR LANDING

# SHIELDS ROAD MORPETH NE61 2SA

## BEDROOM ONE

11'11" x 12'5" max (3.64 x 3.79 max)

Double glazed window to the front, radiator.



## BEDROOM TWO

9'3" x 11'11" max (2.84 x 3.65 max)

Double glazed window to the rear, radiator.



## BEDROOM THREE

6'8" x 7'7" max (2.04 x 2.33 max)

Double glazed window to the front, radiator.



## BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath with electric shower over. Double glazed window to the rear.



# SHIELDS ROAD MORPETH NE61 2SA

## EXTERNALLY

The front of the property has an enclosed, lawned garden.

The rear of the property has an further garden with paved areas and double gates for off street 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.

## 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 November 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 12 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps Good

Mobile & Data -No Information available (Ofcom Broadband & Mobile Checker November 2025).

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 November 2025).

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

Planning Permission - There is currently no active planning permissions for Shields Road, Morpeth. For more information please visit: <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked November 2025).

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

Freehold - 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.

There are no estate charges payable for Shields Road, Morpeth.

Council Tax Band: A (Source gov.uk Checked November 2025).

## 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

12K25AOAO

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# SHIELDS ROAD MORPETH NE61 2SA



Total area: approx. 99.5 sq. metres (1070.5 sq. feet)  
**Shields Road**

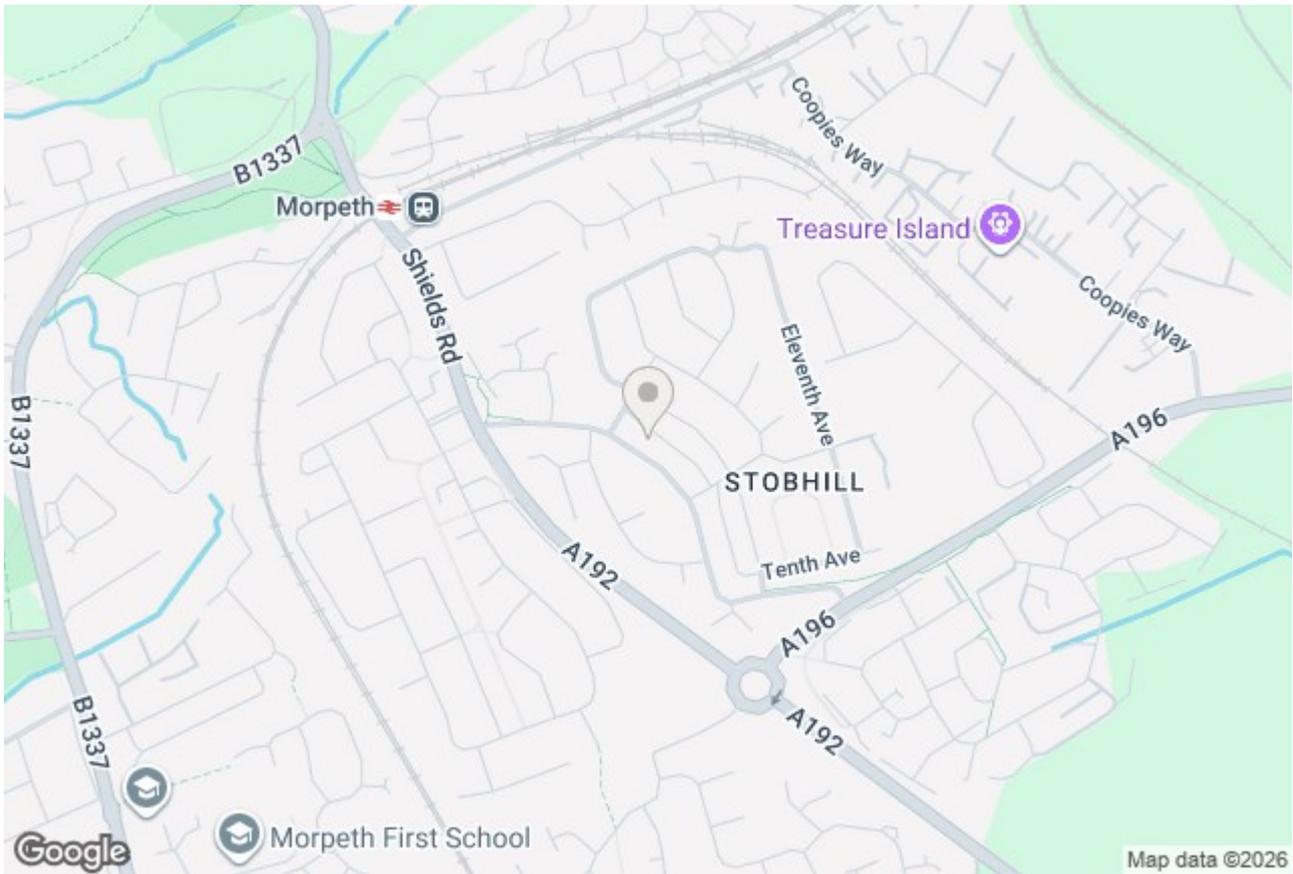
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

70 77

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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