RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

BUTTERWELL DRIVE PEGSWOOD MORPETH NE61 6YE

- Three Bedroom Semi Detached
- Ground Floor WC & Utility
- Double Glazing & Gas CH
- Tenure: Freehold
- Services: Mains Gas, Electric, Water & Drainage
- Garage Converted To Living Space
- Gardens & Off Street Parking
- Council Tax Band: C
- EPC Rating: C

Price £185,000

25 Newgate Street, Morpeth, Northumberland, NE61 1AW
Fax: 01670 518398
Email: morpeth@rickard.uk.com

01670 513533
www.rickard.uk.com

BUTTERWELL DRIVE PEGSWOOD MORPETH NE61 6YE

A well presented and versatile three bedroom semi detached home, pleasantly situated within the popular village of Pegswood. Offering generous family accommodation, the property has the added benefit of a converted garage, providing an excellent additional reception room or dedicated home working space, together with a useful ground floor WC and utility room.

The accommodation benefits from double glazing and gas central heating and briefly comprises: entrance porch, hallway, comfortable lounge, dining room, kitchen and converted garage providing flexible additional living space, a utility room and ground floor wc. To the first floor there are three bedrooms and a shower room/WC.

Externally, the property enjoys well maintained gardens to both the front and rear, together with a driveway providing convenient off street parking.

Pegswood offers a good range of everyday amenities including local shops, primary school, doctors surgery and community facilities, while the nearby market town of Morpeth provides a more comprehensive range of shopping, leisure and schooling facilities. The village is particularly well placed for commuters, with good road links towards Morpeth, Ashington and the A1, together with regular local bus connections. Pegswood also has its own railway station, with services connecting into the wider regional rail network.

An ideal home for a range of purchasers, particularly families or those looking for the flexibility of additional living or home-working space.

ENTRANCE PORCH
Double glazed porch with entrance door to the front and inner door to the hallway.

ENTRANCE HALL
Stairs leading to the first floor, radiator and access to both the living room and converted garage.

LOUNGE
Double glazed window to the front, radiator and open plan access to the dining room.

ADDITIONAL IMAGE

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DINING ROOM

Double glazed patio doors to the rear garden, radiator.

KITCHEN

Fitted with wall and base units with roll top work surfaces, sink drainer unit with mixer tap, plumbing for dishwasher, integrated oven, hob and extractor hood. Double glazed window to the rear, radiator, built in storage cupboard and external door to the side providing access to the garden.

CONVERTED GARAGE

Converted to create a versatile space, suitable for use as a home office or additional living area. There is a double glazed window to the front, radiator, access to ground floor wc and utility room.

GROUND FLOOR WC

Fitted with a macerator wc, wash hand basin and tiled floor.

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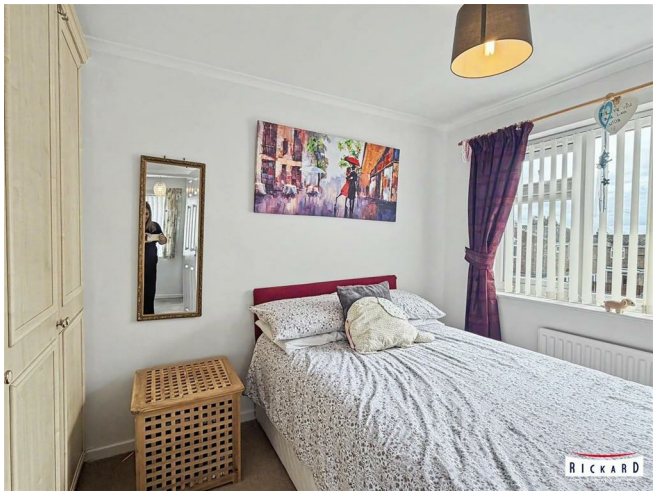
UTILITY ROOM
Fitted with plumbing for washing machine, double glazed window to the rear and door to the rear garden.

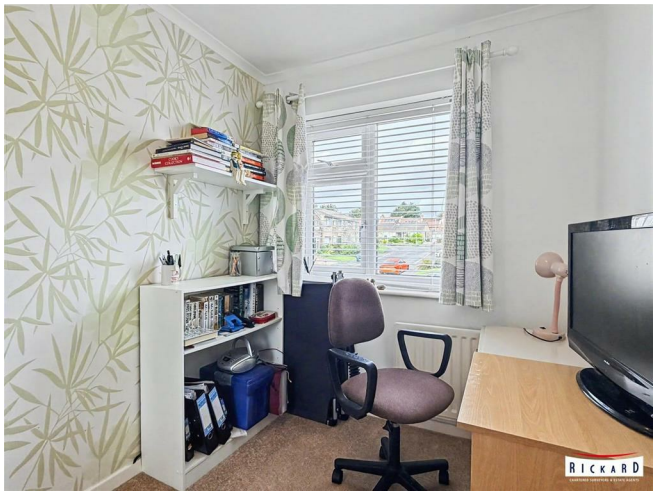
FIRST FLOOR LANDING
Double glazed window to the side, access to loft.

BEEDROOM ONE
Double glazed window to the front, radiator, fitted wardrobes and drawers.

BEDROOM TWO
Double glazed window to the rear, radiator and fitted wardrobes.



BEDROOM THREE
Double glazed window to front, radiator.



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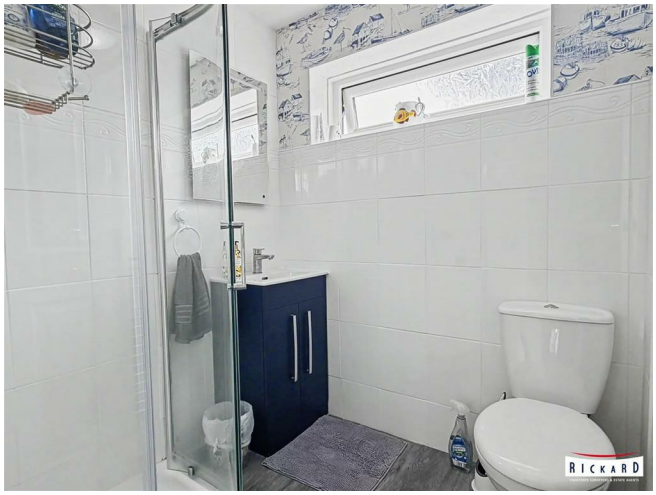
SHOWER ROOM/WC

Fitted with a wc, wash hand basin in vanity unit and shower in cubicle. Double glazed window and heated towel rail.



EXTERNALLY

The front of the property has a lawned garden and driveway providing off street parking. The rear of the property has an enclosed garden, mainly lawned with established borders and patio area.

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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.

FLOOR PLAN

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

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

Tenure:
Freehold

The building:
Semi-detached house, standard brick and block construction
3 bedrooms, 1 bathroom

Services:
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heatinG
Parking: Driveway

Risks & restrictions:
Not a listed building
Not in a conservation area
No tree preservation order
Coal mining area: yes
No specialist issues recorded

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.

Utilities
Broadband - yes
Broadband speed - 73 mbps, fttp available
Mobile coverage - good
Parking - driveway

Flood risk - very low

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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.

TENURE

We have been advised that the property is 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.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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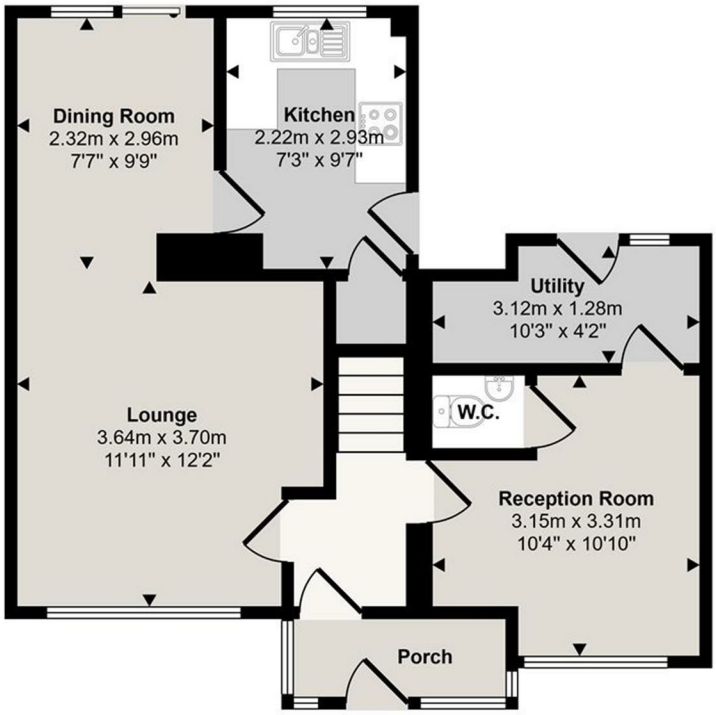
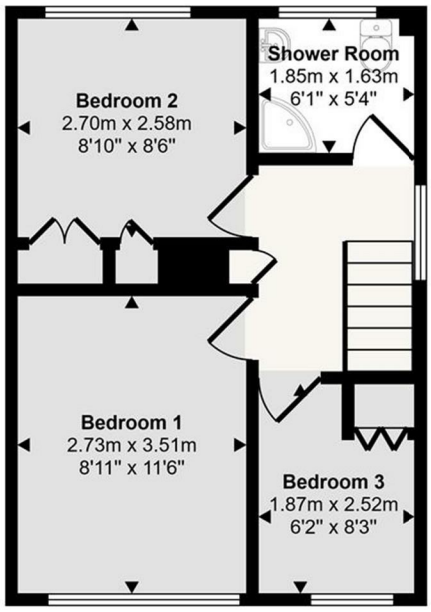
Approx Gross Internal Area
82 sq m / 879 sq ft



Ground Floor
Approx 49 sq m / 532 sq ft

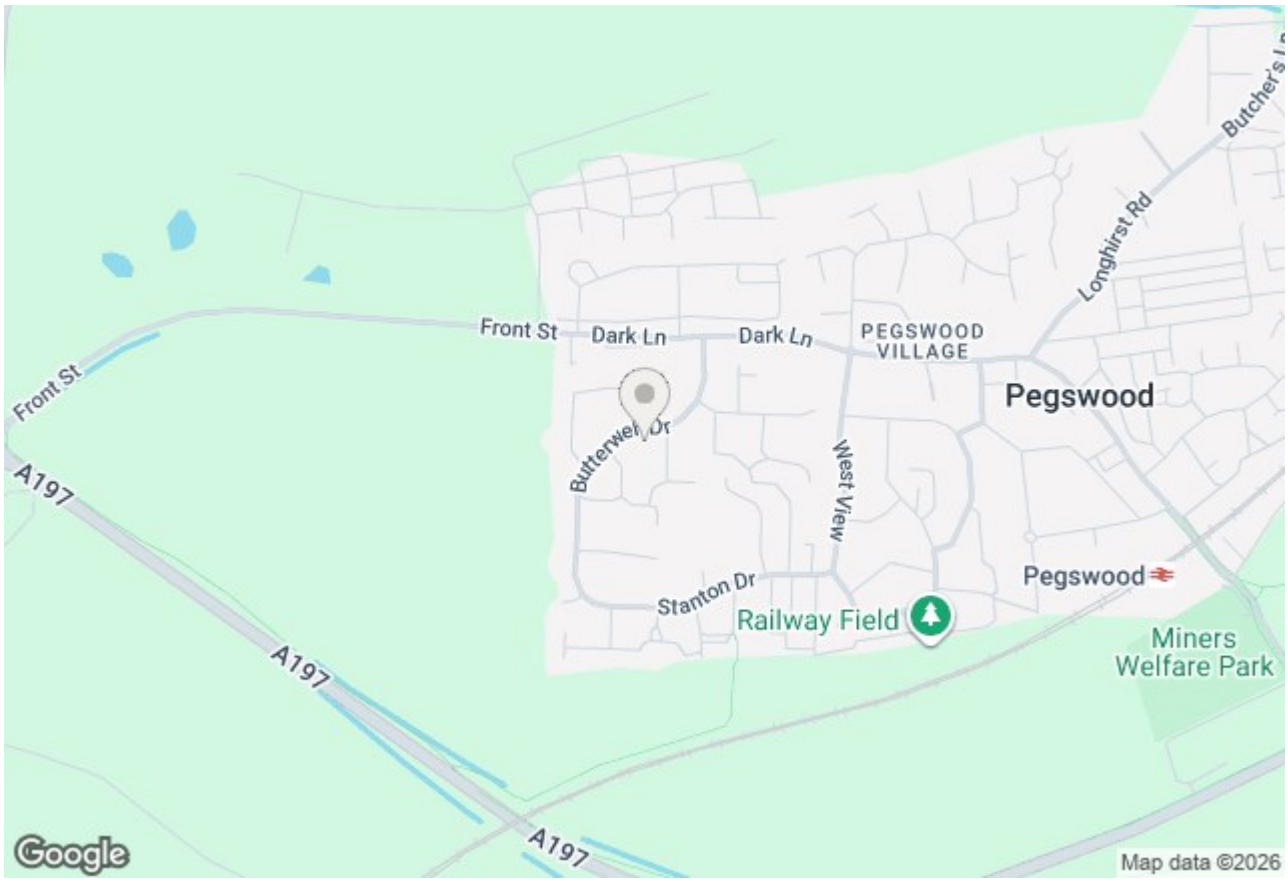


First Floor
Approx 32 sq m / 347 sq ft

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	69	76
(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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC