RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

9 CRESSWELL ROAD ELLINGTON MORPETH NE61 5HR







- SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- FREEHOLD PROPERTY
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- SOUGHT AFTER LOCATION
- EPC RATING D
- COUNCIL TAX BAND B

Reduced To £259,000

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Nestled in the sought-after location of Cresswell Road, Ellington, Morpeth, this charming semi-detached bungalow. With two well-proportioned bedrooms, this property is perfect for those seeking a comfortable and manageable home.

One of the standout features of this residence is its proximity to the Cresswell Beach, allowing for leisurely strolls along the coast and the enjoyment of the beautiful Northumberland scenery. The bungalow is set within lovely matured gardens, providing a serene outdoor space that is ideal for relaxation or entertaining guests.

Additionally, the property benefits from no onward chain, making it an attractive option for buyers looking to move . This home presents a wonderful opportunity to embrace a peaceful lifestyle in a desirable area, combining the charm of a bungalow with the convenience of modern living.

Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this delightful bungalow your new home.

GROUND FLOOR

HALLWAY
Entered via a double glazed door, radiator, laminate flooring.

LOUNGE/DINER
12'8 x 21'8 (3.86m x 6.60m)
Double glazed French doors, radiator, laminate flooring, coal effect fire.





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KITCHEN

19'6 x 9'9 (5.94m x 2.97m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, one and half bowl sink with drainer and mixer tap, tiled splash back, plumbed for washing machine, laminate flooring.





BATHROOM

Window, bath with shower tap, low level wc, wash hand basin, upvc cladding, downlights, tiled floor.



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MASTER BEDROOM
10'3 x 15'1 (3.12m x 4.60m)
Double glazed window, radiator, built in wardrobes, laminate flooring.





BEDROOM TWO
12'9 x 9'11 (3.89m x 3.02m)
Double glazed window, radiator, laminate flooring, Worcester combi boiler.



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EXTERNALLY





FRONT

Mature garden to the front with hedging.





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DRIVE/GARAGE
Tandem style drive leading to the garage.



REAR GARDEN
Paved patio area, lawn, shrubs, bushes, hedging.







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ADDITIONAL IMAGES OF GARDEN



MATERIAL INFORMATION ASHINGTON

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 regards 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 Supply - Mains
Heating - Mains GCH
Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker Aug 26)

Flood Risk - River and Sea -

Planning Permission - There are currently ? planning permission for ?
https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

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

There has been no failed transactions on the property, please contact us should you wish further information.

STANDARD 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.

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.

TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6684A

MORTGAGE
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:
Your home may be repossessed if you do not keep up repayments on your mortgage.



