

EDWARDS BIRCH MORPETH NORTHUMBERLAND NE61 3BP



- 50% Shared Ownership*
- New Build Development
- Allocated Parking
- Council Tax Band: TBC
- Tenure: Leasehold

- Rent Payable On Remaining 50%
- Two Bedroom Semi
- Mains Gas, Electric, Water & Drainage
- EPC Rating: TBC
- *Subject To Eligibility Criteria

50% Shared Ownership £110,000

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****50 % SHARED OWNERSHIP - ELIGIBILITY CRITERIA APPLIES****

Welcome to a beautifully designed two bedroom home that combines comfort and thoughtful design. Step inside a welcoming hallway where you'll find a downstairs WC and stairs leading to the first floor. At the front of the home, the Symphony kitchen is fitted with a range of stylish wall and base units, complemented by sleek worktops and equipped with an integrated hob, oven, and extractor fan, plus space for your essential appliances.

The rear of the property features a spacious lounge perfect for relaxing or hosting family meals. French doors open out to a private, enclosed garden, creating a seamless indoor-outdoor living experience ideal for entertaining or enjoying quiet moments.

Upstairs, a main bedroom positioned at the rear includes a built-in storage cupboard and overlooks the garden, while the second bedroom with its own storage is situated to the front of the property. A contemporary three-piece bathroom completes the first floor.

Allocated parking completes the property, making this home as inviting as it is well-planned.

Edward's Birch, located on the outskirts of historic Morpeth in Northumberland, is in an idyllic location surrounded by rolling countryside and woodland, with the breath taking Northumberland Coastline a short drive away.

Located in historic Morpeth, this charming town offers the picturesque backdrop of riverside walks along the Wansbeck, while the nearby Sanderson Arcade provides a mix of boutique stores and well-known brands. Weekly markets, independent cafés, and traditional pubs are set alongside green spaces such as Carlisle Park with its play areas, tennis courts, and scenic trails.

Education benefits from plenty of highly regarded schools such as King Edward VI Academy and Morpeth Newminster Middle School rated Good by Ofsted, while healthcare services are close at hand.

ENTRANCE HALL

KITCHEN DINER

15'6" x 7'10" (4.74m x 2.41m)



LOUNGE

14'8" x 10'7" (4.48m x 3.24m)



GROUND FLOOR WC

0.90m x 1.81m

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BEDROOM ONE

14'8" x 10'5" (4.48m x 3.20m)



BEDROOM TWO

14'8" x 8'5" (4.48m x 2.58m)



BATHROOM/WC

7'2" x 7'6" (2.2m x 2.3m)



EXTERNALLY

Enclosed garden

PARKING

Allocated parking

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ELIGIBILITY CRITERIA

As per our adverts, due to obligations under planning, to be eligible for this property you must meet one of the following criteria set, in priority order as follows:

1. People who have had their main place of residence locally for at least 6 months in the preceding 2 years.
2. People who are employed locally or are to be employed locally or have retired from employment locally and wish to remain in the local area.
3. People whose work provides local services and who need to live locally.
4. People who have long standing connections with the local area such as the children of local residents or elderly people, who need to move back to the local area to care for or be cared for but relatives or other carers.

SHARED OWNERSHIP DISCLAIMER

Shared Ownership offers an affordable route to home-ownership for those who may not be able to buy on the open market. With this flexible scheme, you can purchase a share of a new home—typically between 40% and 75%—and pay a reduced rent on the remaining portion. This means you'll only need a mortgage for the share you are buying, helping to lower both your upfront costs and monthly payments. Over time, you have the option to increase your ownership share through a process known as "staircasing," potentially leading to full ownership of your home. Whether you're a first-time buyer or looking for a more manageable way to own a property, Shared Ownership makes getting on the property ladder more achievable.

TENURE & CHARGES

We have been advised that the property is Leasehold. Purchasers must ask their legal advisor to confirm the Tenure.

We are advised that the properties will have a 990 year lease, with a ground rent of approximately £840 per year.

We are advised that the rent payable on the existing share of this property is £252.08 per month.

Purchasers must ask their legal advisor to verify this information.

PLEASE NOTE

Computer Generated Images used throughout are typical of the homestyle. Adjoining home styles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Team for details and terms and conditions of any incentives offered or mentioned.

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We strive to ensure that our sales particulars are accurate and reliable. However, these particulars do not constitute or form part of an offer or contract and should not be relied upon as statements of representation or fact. Any services, systems, and appliances mentioned in this specification have not been tested by us, and we provide no guarantee regarding their operational capability or efficiency. All measurements are intended as a guide for prospective buyers only and are not exact.

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.

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.

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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 - Gas Mains

Broadband and Mobile - TBC

Flood Risk - Rivers & Sea -Very Low . Surface Water - Very Low.

Planning Permission - Area is currently under development.


Coalfield & Mining Areas - Located on a coalfield

VIEWING ARRANGEMENTS


BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

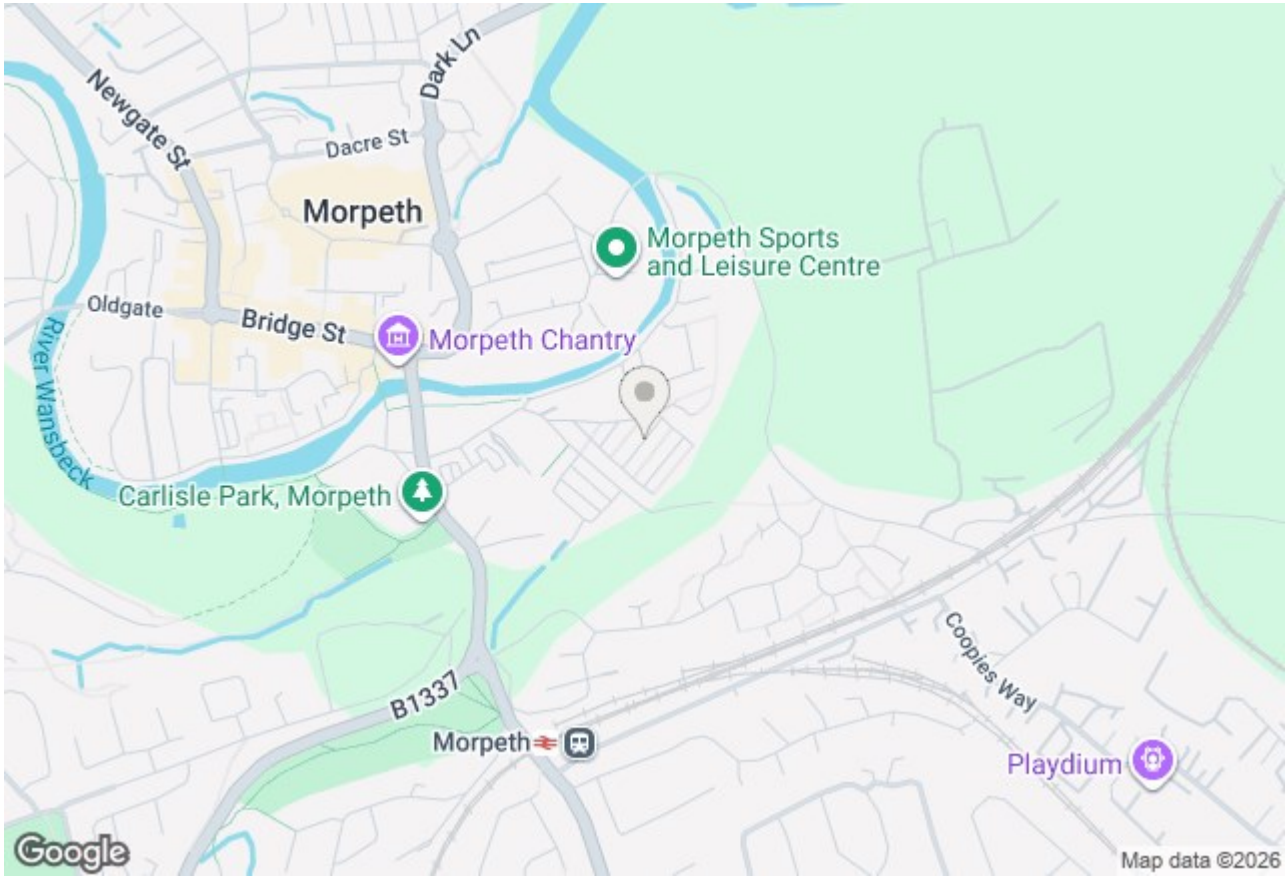
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Energy Efficiency Rating

	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		
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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