RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

SIMONSIDE CLOSE MORPETH NE61 2XY







- Extended Detached Home
- Gardens, Parking & Garage
- Available With No Chain
- Council Tax Band: E
- Services: Mains Gas, Electric, Water & Drainage
- Four Bedrooms
- Cul De Sac Location
- EPC Rating: TBC
- Tenure: Freehold
- Floorplan & Virtual Tour Available

Price £400,000

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SIMONSIDE CLOSE MORPETH NE61 2XY

Occupying a highly desirable position within a peaceful cul-de-sac at the upper end of the established Kirkhill estate, close to High House Bank, this extended four bedroom detached home offers generous and versatile accommodation, mature gardens and considerable potential. Available with no upper chain, the property presents an excellent opportunity for purchasers seeking a spacious family home in one of Morpeth's most sought-after residential locations.

Benefitting from double glazing and gas central heating, the accommodation briefly comprises an entrance porch leading into the entrance hall, ground floor WC, a particularly spacious L-shaped open-plan living and dining room, kitchen and separate utility room. To the first floor are four bedrooms and a family bathroom/WC.

Externally, the property enjoys well-established gardens to both the front and rear, providing attractive outdoor spaces, together with a driveway offering off-street parking and access to an attached garage. Although now ready for some updating, the property offers excellent scope for purchasers to enhance and personalise the accommodation, with its generous proportions and established setting providing an appealing foundation for a long-term family home.

Kirkhill is a popular and well-regarded residential area, offering convenient local amenities including community shops, pharmacy, and Abbeyfields First School, together with attractive woodland walks around High House Bank. Morpeth town centre is within easy reach and provides an excellent selection of independent shops, national retailers, cafés, restaurants and leisure facilities, alongside well-regarded schools. The town also benefits from a mainline railway station with direct services to Newcastle, Edinburgh and London, together with convenient access to the A1.

ENTRANCE PORCH
Entrance door to the front, tiled flooring and inner door leading to the entrance hall.

ENTRANCE HALL
Spacious entrance hall with double glazed window to the front elevation, staircase leading to the first floor with useful understairs storage cupboard and radiator.

GROUND FLOOR WC
Fitted with a WC and wash hand basin, together with a radiator.

LOUNGE DINER
A generously proportioned L-shaped living and dining room offering versatile space for both relaxation and entertaining. The lounge area features a double glazed window to the front elevation, radiator and decorative fireplace with gas fire (currently not in use). The dining area benefits from double glazed patio doors opening onto the rear garden, an additional double glazed window and radiator.



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



KITCHEN

Fitted with a range of wall and base units complemented by roll-top work surfaces, incorporating a sink and drainer unit with mixer tap and integrated hob with extractor hood above. Plumbing for a dishwasher, double glazed window overlooking the rear garden, radiator and door leading to the utility room.



ADDITIONAL IMAGE



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UTILITY ROOM

Fitted with additional storage units, sink with separate hot and cold taps and plumbing for a washing machine. Double glazed window and external door providing access to the rear garden.



FIRST FLOOR LANDING

Spacious first floor landing with double glazed window to the front elevation and radiator.

BEDROOM ONE

A generously proportioned double bedroom featuring double glazed windows overlooking the rear garden, fitted wardrobes with sliding doors providing ample storage, access to loft which is partially boarded and radiator.



BEDROOM TWO

Double glazed window overlooking the rear garden and radiator.



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BEDROOM THREE
Double glazed window overlooking the rear garden and radiator.



BEDROOM FOUR
Double glazed window to the front elevation and radiator.



ADDITIONAL IMAGE



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BATHROOM/WC

A spacious family bathroom fitted with a WC, wash hand basin set within a vanity unit, panelled bath and separate shower cubicle with mains-fed shower. Double glazed window and radiator.



ADDITIONAL IMAGE



EXTERNALLY

To the rear, the property enjoys a generously sized, enclosed garden, predominantly laid to lawn with mature, well-established borders and access to both sides of the property. To the front is a further established garden, together with a driveway providing off-street parking and access to the attached garage.



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ADDITIONAL IMAGE



PARKING AND GARAGE

A double-width driveway provides off-street parking and access to the attached garage, which benefits from a roller door, power and lighting.

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.

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

Tenure: Freehold

Council tax band: E
EPC rating: TBC

Detached house, standard brick and block construction
4 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Loft: insulated and unboarded, accessed by Via loft hatch

Outside areas: Front garden and Rear garden

No spray foam insulation

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating

Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE great
Parking: Garage, Driveway

Not in a controlled parking zone

Not a listed building

Not in a conservation area

No tree preservation order

Coal mining area: yes
No specialist issues recorded

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.

SALE SUBJECT TO PROBATE

The sale of this property is subject to a grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

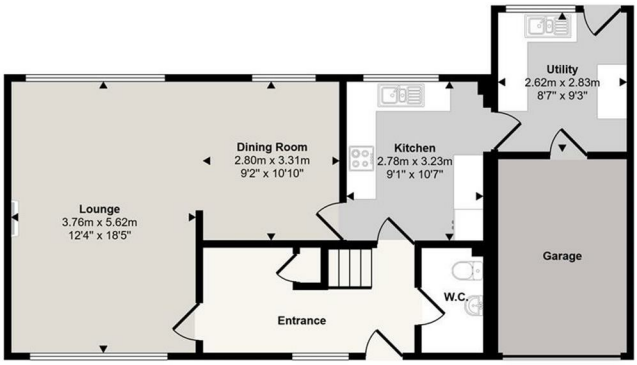
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

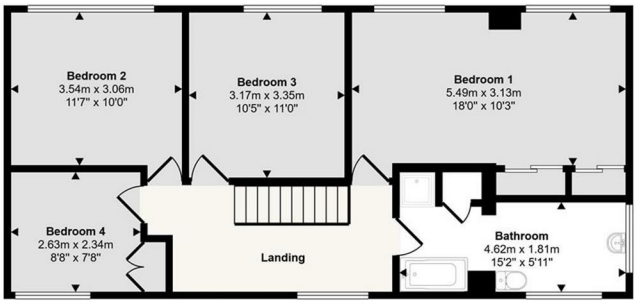
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SIMONSIDE CLOSE MORPETH NE61 2XY

Approx Gross Internal Area
144 sq m / 1554 sq ft

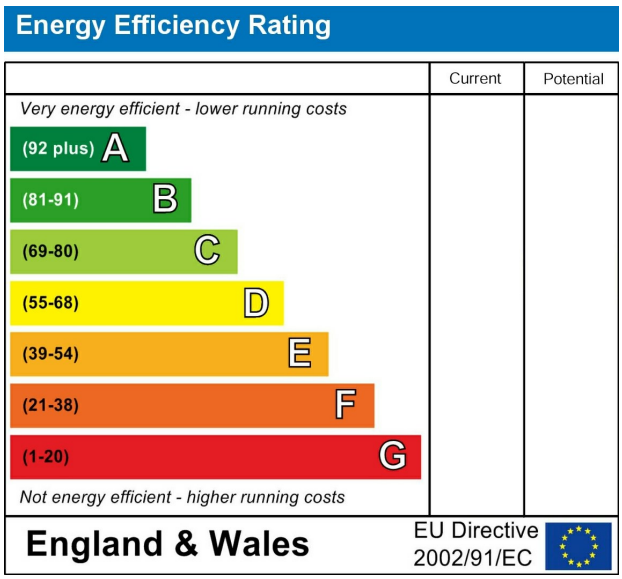


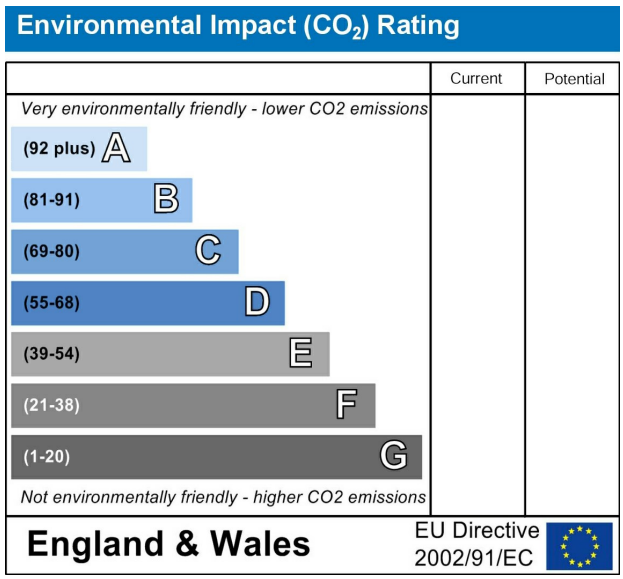
Ground Floor
Approx 74 sq m / 796 sq ft

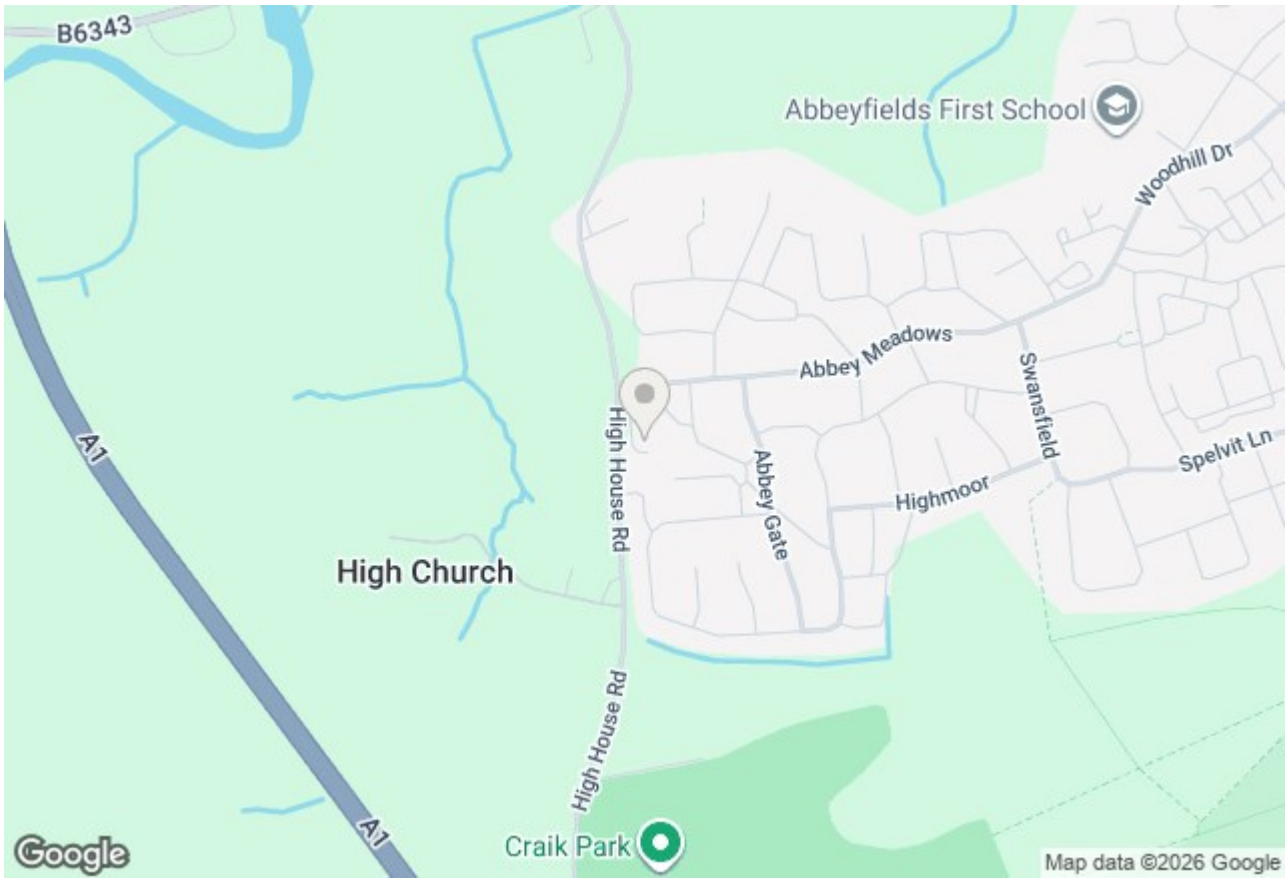


First Floor
Approx 70 sq m / 758 sq ft

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.







RICS
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The Property Ombudsman
www.rickard.uk.com

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