

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

8 EAST MILL MORPETH NE61 3AA



- Detached bungalow
- Three bedrooms
- Convenient for town centre

- Grade II Listed conversion
- En-suite shower room + bathroom
- Large detached garage

Price £440,000

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An attractive, Grade II Listed detached home occupying a pleasant position within a small collection of properties within East Mill. Positioned alongside the River Wansbeck on the outskirts of the town, the property enjoys a picturesque outlook yet is within convenient proximity of all town centre amenities.

Presented to an excellent standard with many traditional features to reflect its character, the accommodation briefly comprises: entrance hall accessed via external steps to both elevations, cloaks/w.c., spacious yet cosy lounge with dining area, well equipped breakfasting kitchen, master bedroom with fitted wardrobes and en-suite shower room/w.c., two further bedrooms and bathroom/w.c. Externally the property has gardens, patio terrace, parking and large, detached garage. A property combining such character and outdoor space is somewhat of a rarity within proximity to the town centre and should be viewed to be fully appreciated.

ACOMMODATION

ENTRANCE HALL

External timber staircase to entrance door. The hallway provides a welcoming space with wood floor, radiator, stairs to both living and sleeping accommodation.



CLOAKS/W.C.

Low level w.c. Pedestal wash hand basin. Tiling to walls and floor. Heated towel rail.

LOUNGE

17'5" x 14'7" (5.31 x 4.47)

A generous main reception room, currently used as a lounge diner, with windows to three sides allowing lots of natural light. Fireplace with gas stove. Wood floor. Radiator. Vaulted ceiling with exposed beams.



LOUNGE



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LOUNGE



BREAKFASTING KITCHEN

16'6" x 11'8" (5.05 x 3.58)

A bespoke designed kitchen with an array of fitted wall and base units with granite work tops and integrated appliances to include a double fridge freezer, microwave, dishwasher, washing machine and range cooker with extractor. Ceramic sink with mixer tap. Three windows across two aspects. Radiator. Tiled floor and vaulted ceiling with exposed beams.



BREAKFASTING KITCHEN



MASTER BEDROOM

12'6" inc. robes x 13'8" + door recess (3.82 inc. robes x 4.17 + door recess)

A spacious bedroom with windows to three sides. Vaulted ceiling with exposed beams. A good range of fitted wardrobes. Radiator.



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EN-SUITE

Low level w.c. Pedestal wash hand basin. Mains shower in cubicle. Tiling to walls and floor. Heated towel rail. Extractor fan.



BEDROOM TWO

10'4" x 9'3" (3.15 x 2.82)

Window. Radiator. Wood floor.



BEDROOM THREE

9'4" max x 9'7" (2.86 max x 2.94)

Currently used as a home office. Window. Radiator. Built-in storage cupboard.



BATHROOM/W.C.

Low level w.c. Pedestal wash hand basin. Panelled bath with shower head attachment. Tiling to walls and floor. Heated towel rail.



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EXTERNALLY

The property is accessed via electronic double gates providing access to the development. To the far side of the property there is a lawned garden with surrounding hedgerow and a sheltered patio terrace enjoying an outlook towards the river. In addition to this there is ample on site parking and a garage.

EXTERNAL



EXTERNAL



GARAGE

26'6" x 11'11" (8.1 x 3.65)

Large detached garage with double door access to two sides.
Power and light.



GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced 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.

8 EAST MILL MORPETH NE61 3AA

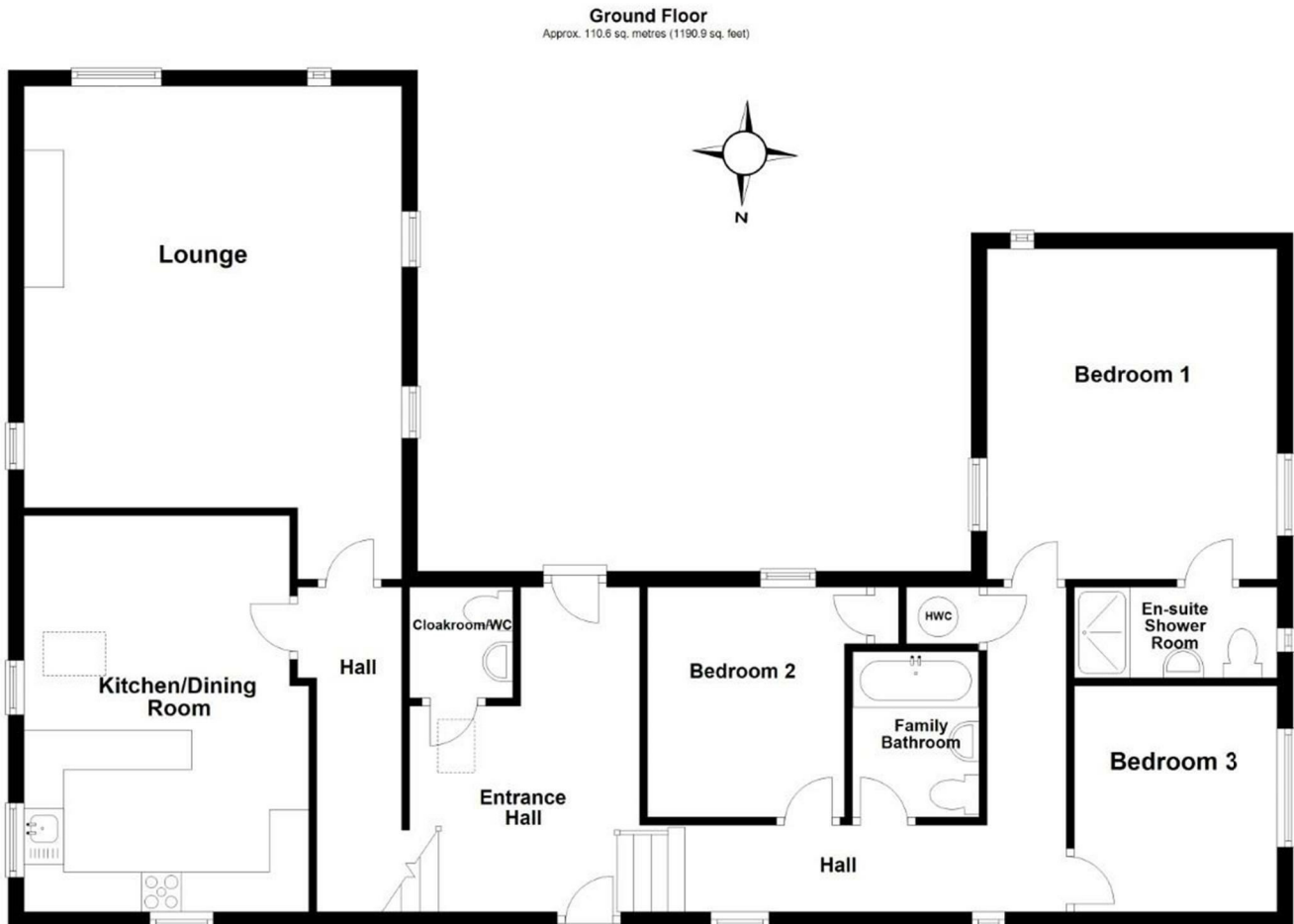
VIEWING ADVICE

Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers must be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

2/C/2021



Total area: approx. 110.6 sq. metres (1190.9 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

East Mill, Morpeth



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