

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

47 ELEVENTH AVENUE STOBHILL MORPETH NE61 2EZ



- Detached bungalow
- Double glazing + gas central heating
- No further chain

- Two bedrooms
- Gardens to front and rear
- Energy Rating D

Price £99,950

47 ELEVENTH AVENUE STOBHILL MORPETH NE61 2EZ

A two bedroom, detached bungalow situated on Eleventh Avenue Morpeth. The property is ready to be updated and is available with the advantage of no further chain. Having double glazing and gas central heating, the accommodation briefly comprises: kitchen, lounge, rear hall, two bedrooms and bathroom/w.c. To the outside there are sizeable gardens to front and rear with a driveway for on site parking. Positioned next to Stobhillgate First School, local shops and public transport are within good proximity along with convenient access to Morpeth Town Centre.

ACCOMMODATION

KITCHEN

9'4" x 9'11" (2.87 x 3.03)

Fitted with a range of wall and base units with roll top work surfaces. One and a half bowl sink drainer unit with mixer tap. Electric and gas cooker point. Double glazed window to rear. Radiator. Wall mounted Worcester boiler.



LOUNGE

17'5" x 9'9" (5.32 x 2.98)

Double glazed window to front. Radiator.



REAR HALL

Built-in storage cupboard. External door to rear garden.

BEDROOM ONE

13'4" x 9'10" (4.07 x 3.01)

Double glazed window to front. Radiator.



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BEDROOM TWO

7'6" x 9'10" (2.29 x 3.01)

Double glazed window to rear. Radiator. Access to loft.



BATHROOM/W.C.

Low level w.c. Pedestal wash hand basin. Panelled bath. Double glazed window to rear.



EXTERNALLY

There are good size gardens to the front and rear with driveway for on site parking.

REAR GARDEN



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.



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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

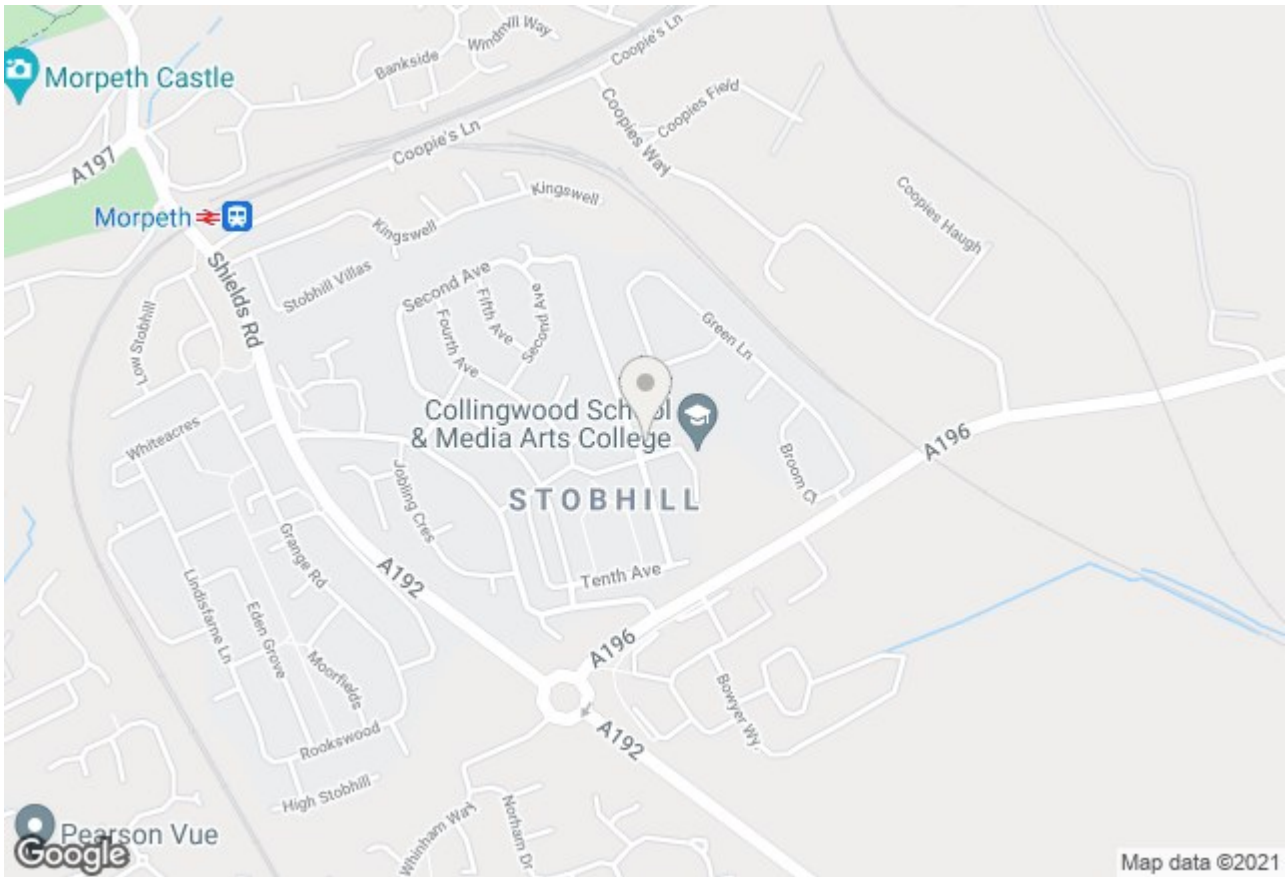
5/E/2021

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	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com