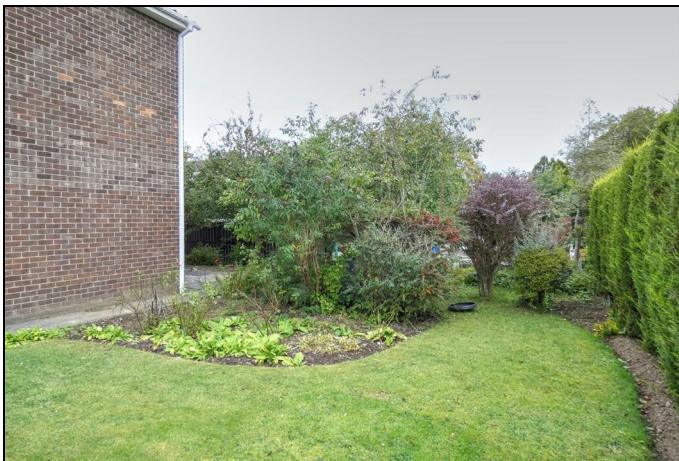


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**79 TOWNSEND CRESCENT MORPETH NE61 2XT**



- Four bedroom detached house
- Estate popular with families
- No further chain

- Large corner site
- Double glazing and gas central heating
- Energy Rating D

**Price £280,000**

# 79 TOWNSEND CRESCENT MORPETH NE61 2XT

A generously proportioned four bedroom detached house situated on Townsend Crescent within the highly regarded Kirkhill Estate, Morpeth. A popular choice with families, the property is within easy reach of Abbeyfields First School and a short distance from the town centre with it's wide range of shopping amenities, schooling, health and leisure facilities. The accommodation is in need of updating, although it has been very well cared for and briefly comprises: entrance porch leading to spacious entrance hall, ground floor cloaks/w.c., lounge, dining room, kitchen, utility room. On the first floor there is a landing, four bedrooms and bathroom/w.c. Externally the property has gardens to front, side and rear with garage and driveway. Viewing is highly recommended to fully appreciate the potential of this lovely family home.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Double glazed windows to front and side. Entrance door to side. Inner door to hall.

#### ENTRANCE HALL

Spacious entrance hall with stairs to first floor. Radiator. Under-stair storage cupboard. Further built-in storage cupboard.



#### GROUND FLOOR CLOAKS/W.C.

Low level w.c. Wall mounted wash hand basin. Radiator. Skylight.

#### LOUNGE

13'6" x 19'11" (4.13 x 6.08)

Two double glazed windows to front. Two double radiators. Gas fire in decorative surround. T.V. point. Double doors to dining room. Door to entrance hall.



#### LOUNGE





# 79 TOWNSEND CRESCENT MORPETH NE61 2XT

## DINING ROOM

9'7" x 13'10" + door recess (2.94 x 4.24 + door recess)

Double glazed windows to rear and side. Radiator. Door to hall.



## KITCHEN

9'10" x 10'1" (3.01 x 3.09)

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 points. Double glazed window to rear. Radiator.



## UTILITY ROOM

17'4" x 5'4" + alcove (5.29 x 1.63 + alcove)

To the rear of the garage with door to rear garden. Double glazed window. Plumbed for washing machine and dishwasher. Belfast sink. Wall mounted Worcester Bosch boiler. Carbon monoxide alarm.

## FIRST FLOOR

### LANDING

## BEDROOM ONE

9'10" x 19'10" max + robes (3.02 x 6.07 max + robes)

Double glazed window to front. Radiator. Built-in wardrobes. Over-stair storage cupboard.



# 79 TOWNSEND CRESCENT MORPETH NE61 2XT

## BEDROOM TWO

8'0" x 10'1" (2.44 x 3.09)

Double glazed window to rear. Radiator.



## BEDROOM THREE

11'7" x 6'11" (3.54m x 2.11m)

Double glazed window to rear. Radiator.



## BEDROOM FOUR

8'0" x 7'11" (2.44 x 2.43)

Double glazed window to side. Radiator.



## BATHROOM/W.C.

6'1" x 8'7" (1.86 x 2.64)

Coloured suite comprising low level w.c. Pedestal wash hand basin. Panelled bath with electric shower over. Double glazed window. Heated towel rail.



## EXTERNALLY

The front of the property has a driveway for on site parking and provides access to the garage. Being a corner site there is a good size garden to the front and side, mainly lawned with established planted areas and a paved rear garden with fruit trees.

# 79 TOWNSEND CRESCENT MORPETH NE61 2XT

## REAR GARDEN

Garden shed.



## SIDE GARDEN



## GARAGE

Single attached garage with electric roller door, power, light and cold water tap.

## 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.

## HEATING

We are informed by the vendor that a new gas fired central heating system (Worcester Bosch condensing combination boiler serving hot water and ten new radiators) was installed in 2017 by British Gas with a five year Warranty. The boiler and central heating system is serviced annually to keep the Warranty valid. The gas fire in the lounge was serviced by British Gas in 2019.

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

1/K/2020

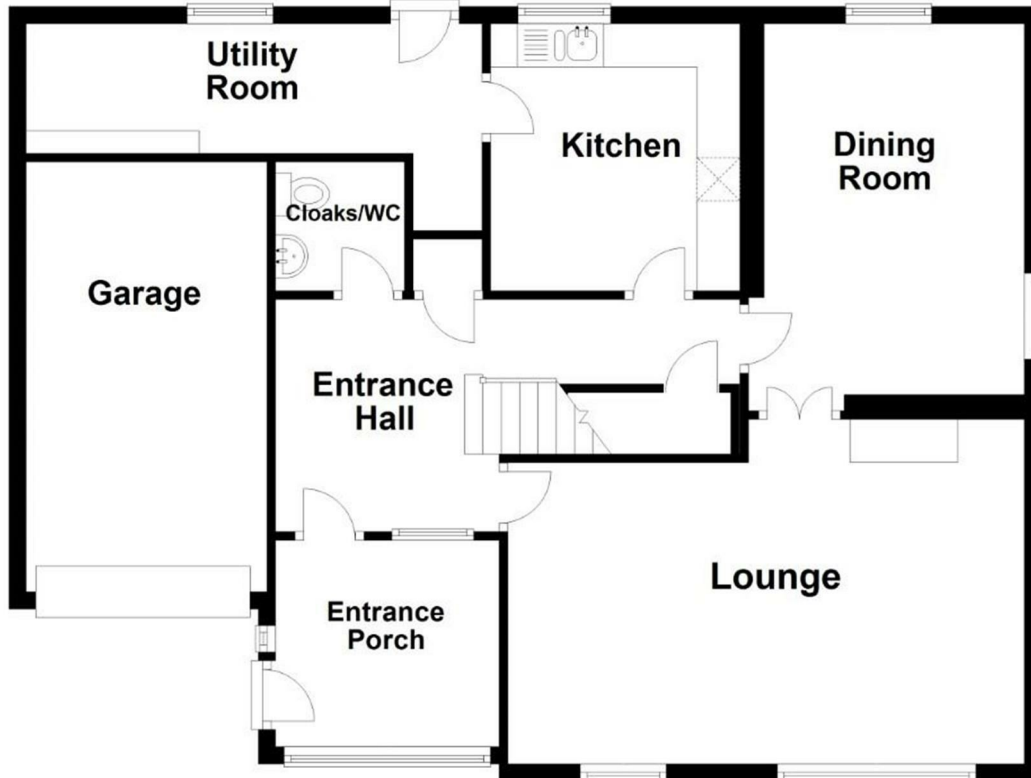
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# 79 TOWNSEND CRESCENT MORPETH NE61 2XT

## Ground Floor

Main area: approx. 78.7 sq. metres (847.4 sq. feet)  
Plus garages, approx. 14.0 sq. metres (150.6 sq. feet)



Main area: Approx. 130.4 sq. metres (1403.6 sq. feet)  
Plus garages, approx. 14.0 sq. metres (150.6 sq. feet)

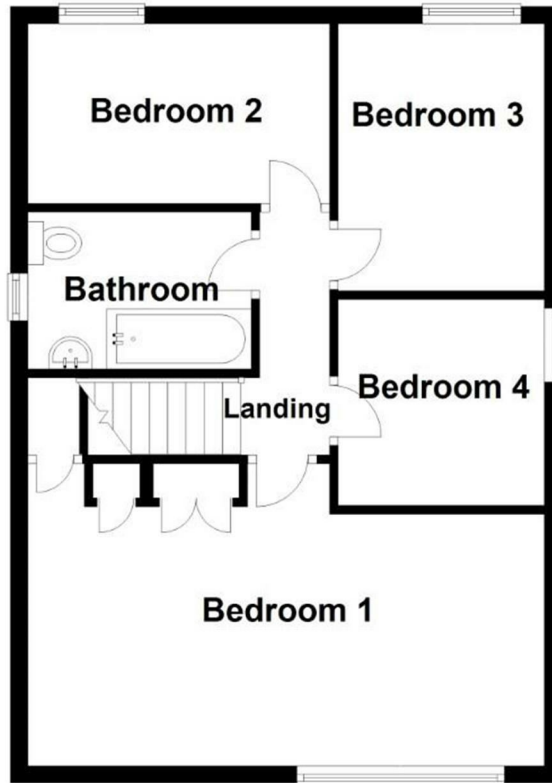
Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

**Townsend Crescent**

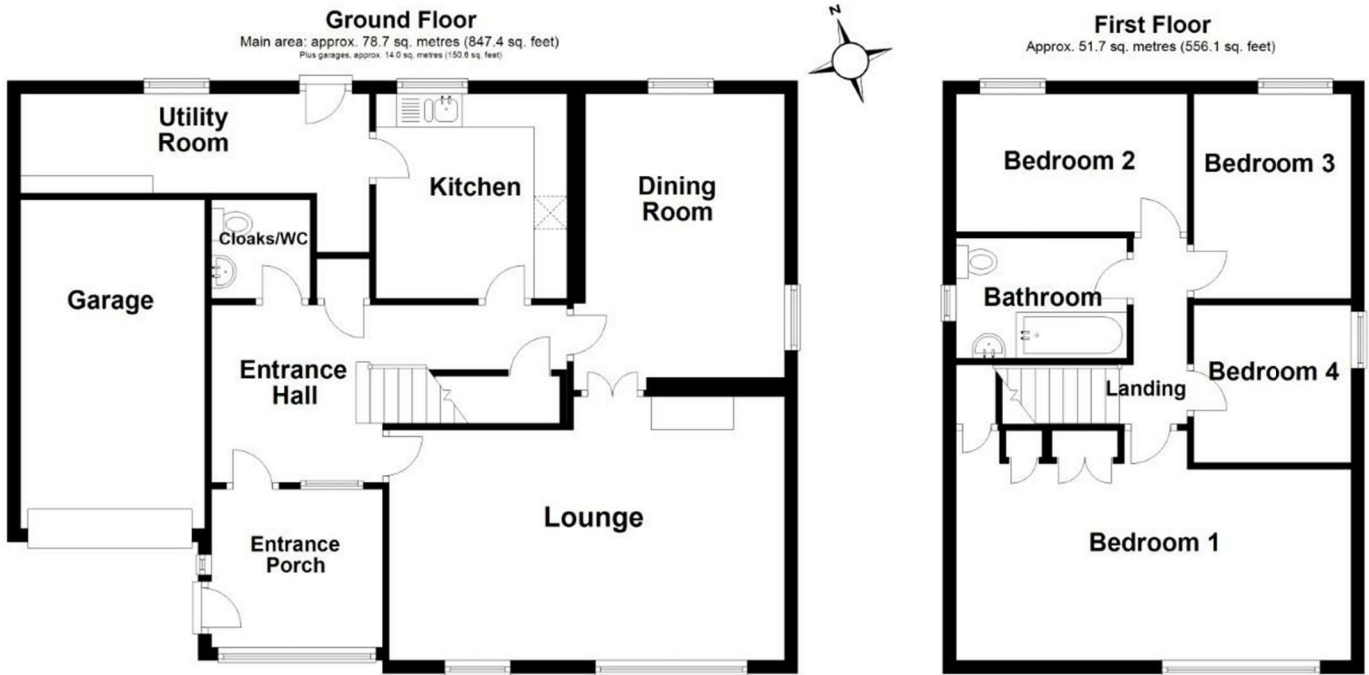
# 79 TOWNSEND CRESCENT MORPETH NE61 2XT

## First Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



# 79 TOWNSEND CRESCENT MORPETH NE61 2XT



**Ground Floor**  
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Plus garages, approx. 14.0 sq. metres (150.6 sq. feet)

**First Floor**  
Approx. 51.7 sq. metres (556.1 sq. feet)


Main area: Approx. 130.4 sq. metres (1403.6 sq. feet)  
Plus garages, approx. 14.0 sq. metres (150.6 sq. feet)

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


**Townsend Crescent**



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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