

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

17 PRETORIA AVENUE MORPETH NE61 1QE



- Three Bedroom
- No Further Chain
- Updating Required

- Mid Terrace
- Town Centre Location
- EPC Rating D

Price £99,950

17 PRETORIA AVENUE MORPETH NE61 1QE

A three bedroom mid terrace home situated within Morpeth Town Centre. The property is within excellent proximity of all amenities the Town Centre has to offer as well as being a short distance from Carlisle Park and the River Wansbeck with woodland and riverside walks. The accommodation does require some modernisation and offers an excellent opportunity as an investment as buy to let or holiday let being in such a central location or as a permanent home. Briefly comprising:- Entrance hall, lounge, kitchen diner, ground floor bathroom/wc, first floor landing and three bedrooms. Externally there is an enclosed front garden with pedestrian access. Suitable for a range of purchasers, viewing is highly recommended to fully appreciate the convenient location and potential the property has to offer.

ENTRANCE HALL

Entrance door to front, stairs leading to first floor.

LOUNGE

14'0" x 15'3" exc. alcoves but includes under stair (4.29 x 4.67 exc. alcoves but includes under stair)

Double glazed window to front, radiator, gas fire in decorative surround and storage to alcoves.



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KITCHEN DINER

Fitted wall and base units with roll top work surfaces, 1.5 sink drainer unit with mixer tap, plumbing for washing machine, integrated oven and hob with extractor hood. Double glazed window to rear, radiator.



REAR LOBBY

Access to rear porch and ground floor bathroom, tiled floor.

REAR PORCH

Single glazed window to rear with single glazed door leading to rear lane, sky light to rear, wall mounted Baxi boiler, tiled floor.



GROUND FLOOR BATHROOM/WC

Low level wc, pedestal wash hand basin, panelled bath with mains shower over, sky light to rear, tiled floor, radiator.



FIRST FLOOR LANDING

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BEDROOM ONE

Double glazed window to front, radiator.

BEDROOM TWO

Double glazed window to rear, radiator.



BEDROOM THREE

Double glazed window to front, radiator

EXTERNALLY

The front of the property has an enclosed front garden with pedestrian access. The rear of the property has direct access to the back lane.



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.

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	



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