

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

11 SPRINGHILL WALK MORPETH NE61 2JT



- Semi detached house
- Oil central heating
- No further chain

- Three bedrooms
- Garage and gardens
- Energy Rating D

Price £170,000

11 SPRINGHILL WALK MORPETH NE61 2JT

A three bedroom, semi detached home situated within Kirkhill, Morpeth. The property is conveniently located for access to local amenities within the Estate including Abbeyfields First School and public transport providing access to Morpeth town centre. The accommodation is in need of updating and briefly comprises:- entrance hall, lounge, dining room, kitchen, utility room. On the first floor there is a landing, three bedrooms and bathroom/w.c. Externally the property has gardens to front and rear, garage and driveway. Available with no further chain, we recommend viewing at the earliest opportunity.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Entrance door to front. Radiator. Stairs leading to first floor.

LOUNGE

11'4" x 13'10" (3.47 x 4.23)

Double glazed window to front. Radiator. Electric fire in decorative surround.



DINING ROOM

8'6" x 10'7" (2.6 x 3.24)

Double glazed window to rear. Radiator.



KITCHEN

10'7" x 8'11" (3.24 x 2.74)

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 cooker point. Double glazed window to rear.



UTILITY ROOM

External door to rear garden. Door to garage.

FIRST FLOOR

LANDING

Double glazed window to side.

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BEDROOM ONE

11'4" x 9'10" max (3.47 x 3.02 max)

Double glazed window to front. Radiator.



BEDROOM TWO

11'4" x 9'10" (3.47 x 3.02)

Double glazed window to rear. Radiator.



BEDROOM THREE

7'9" x 8'4" (2.37 x 2.55)

Double glazed window to front. Radiator.

BATHROOM

Pedestal wash hand basin. Panelled bath. Two double glazed windows to rear.



SEPARATE W.C.

Low level w.c. Double glazed window to rear.

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EXTERNALLY

The front of the property has a garden and driveway for on site parking and access to garage.

The rear of the property has an enclosed garden with oil tank, lawn and patio area.



GARAGE

Single attached garage with up and over door, 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.

HEATING

The condition of the heating system and/or other appliances is not known.

VIEWING ARRANGEMENTS

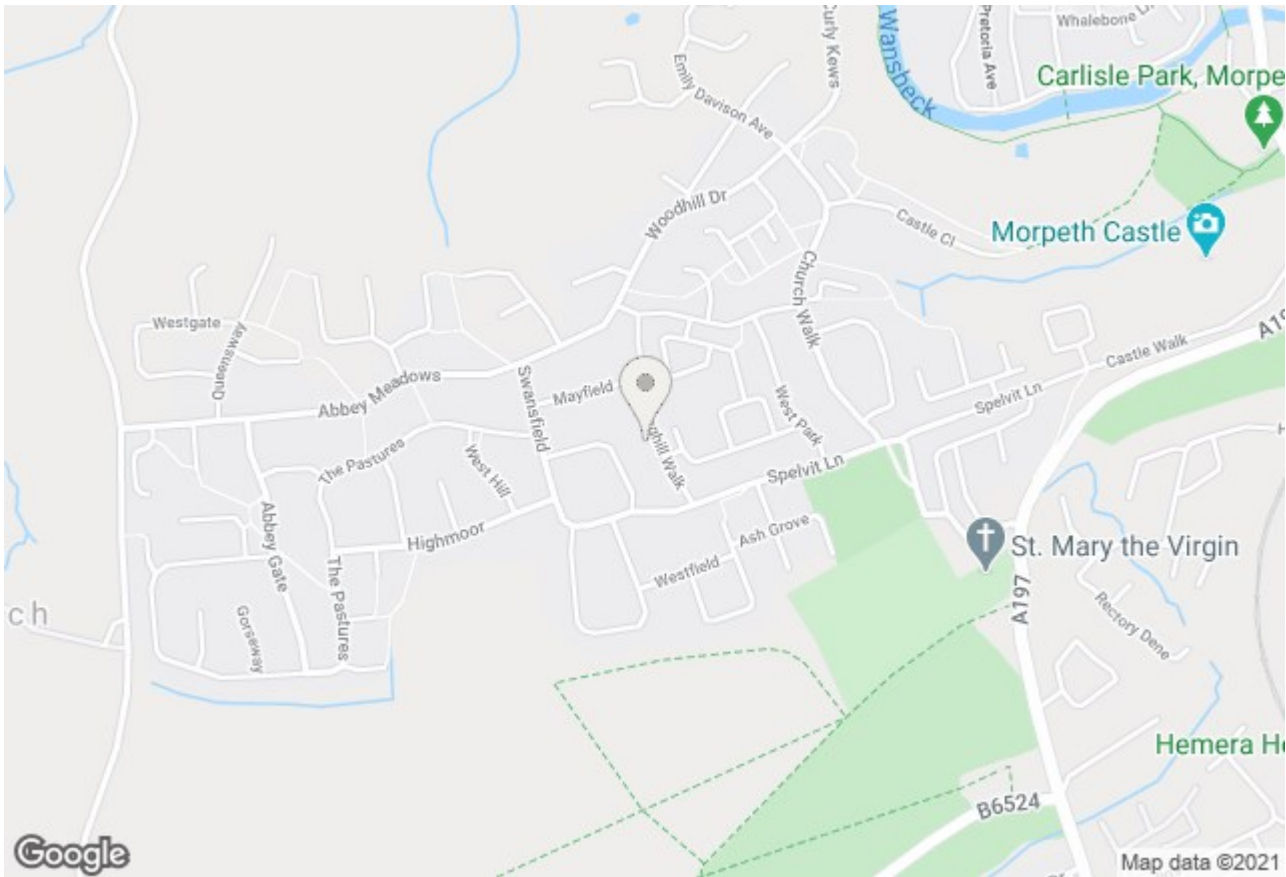
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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



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