

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

53 CASTLE MEADOWS MORPETH NE61 2JY



- Three bedroom end link
- Double glazing + gas central heating
- No further chain

- Garage and garden
- Updating required
- Energy Rating D

Price £110,000

53 CASTLE MEADOWS MORPETH NE61 2JY

A three bedroom, end link property situated on Castle Meadows. In a superb position for access to amenities within the estate including Abbeyfields First School and local shops, the Town Centre is a short distance away and can also be accessed by public transport serving the estate. In need of refurbishment, the property will appeal to a wide range of purchasers and early viewing is highly recommended. The accommodation briefly comprises:- Entrance porch leading to hallway, lounge, kitchen, utility room, rear porch, first floor landing, three bedrooms and bathroom with separate w.c. Externally the property has gardens to front, rear and side with a detached garage and drive.

ACCOMMODATION

GROUND FLOOR

PORCH

Double glazed door to front with double glazed windows to front and side. Inner door to hall.

HALL

Stairs to first floor with under-stair cupboard. Radiator.

LOUNGE

11'5" max x 19'10" (3.49 max x 6.07)

Two double glazed windows to rear. Radiator. Gas fire.



KITCHEN

7'2" max x 16'2" inc. u.stair cup. (2.20 max x 4.94 inc. u.stair cup.)

Fitted with a range of wall and base units with roll top work surfaces. Sink drainer unit with dual taps. Double glazed window to side. Radiator.



UTILITY

10'4" x 5'0" (3.15 x 1.54)

Fitted with wall and base units with roll top work surfaces. Gas cooker point. External door to rear porch. Single glazed window to rear.



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REAR PORCH

Double glazed window to rear and side. Double glazed external door to rear garden.



FIRST FLOOR

LANDING

Double glazed window to front. Radiator.

BEDROOM TWO

Double glazed windows to rear and side. Fitted wardrobes and drawers, Built-in storage cupboard.



BEDROOM ONE

12'11" x 8'11"+door recess (3.95 x 2.74+door recess)

Double glazed window to rear.



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BEDROOM THREE

9'0" x 8'7" max inc. area over stairs (2.76 x 2.63 max inc. area over stairs)

Double glazed window to front.



BATHROOM

Double glazed window to front. Electric shower in cubicle. Pedestal wash hand basin. Double glazed window to front. Radiator.



SEPARATE W.C.

EXTERNALLY

There is a garden to the front and side with a further garden to rear. To the rear there is also a detached garage with driveway.



EXTERNAL



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EXTERNAL



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 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

19/K/2020

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(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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