

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

39 OLYMPIA GARDENS MORPETH NE61 1JQ



- Very spacious maisonette
- Open plan kitchen diner
- Off street parking

- Three bedrooms
- Town centre location
- Energy rating D

Price £165,000

39 OLYMPIA GARDENS MORPETH NE61 1JQ

A very rare opportunity to purchase this modern and impressively spacious three bedroom maisonette, situated on Olympia Gardens within central Morpeth. The property has been comprehensively updated to offer tastefully presented generous accommodation across both floors, which will appeal to a range of purchasers. Briefly comprising: entrance hall with stairs to first floor, lounge which is open plan to a kitchen diner with quality fittings and integrated appliances, bathroom/w.c., and third bedroom to the first floor. To the second floor there are two double bedrooms and a storage room. Externally there is a shared rear yard with allocated off street parking. Located within the town centre there are an excellent choice of amenities within walking distance as well as having the advantage of convenient access to Morpeth train station and links to the A1 for travelling further afield. The property is also offered with the advantage of no further chain. Viewing is thoroughly recommended to fully appreciate the rarity of this home and all it has to offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Entrance door to front. Stairs leading to first floor.

FIRST FLOOR LANDING

Stairs leading to second floor.



LOUNGE

14'2" max x 12'5" max (4.34 max x 3.81 max)

Double glazed window to front. Radiator. T.V. point. Open plan to dining area



KITCHEN DINER

14'2" max x 20'8" + recess (4.32 max x 6.3 + recess)



39 OLYMPIA GARDENS MORPETH NE61 1JQ

KITCHEN DINER



DINING AREA

Open plan to kitchen area with double glazed window to rear. Radiator. Access to rear hall. Laminated floor.



KITCHEN

Fitted with a range of wall and base units with timber work surfaces, one and a half bowl sink drainer unit and integrated appliances to include washing machine, fridge freezer, oven and hob with extractor hood. Double glazed window to rear. Built in storage cupboard.



REAR HALL

Stairs leading to ground floor with double glazed door to rear yard.

BATHROOM/W.C.

Low level w.c. Pedestal wash hand basin. Panelled bath. Mains shower in cubicle. Extractor fan. Double glazed window to rear and side. Heated towel rail.



39 OLYMPIA GARDENS MORPETH NE61 1JQ

BATHROOM/W.C.



BEDROOM THREE

9'6" x 9'1" (2.9 x 2.77)

Double glazed window to front. Radiator.



SECOND FLOOR

LANDING

Access to Bedrooms One and Two. There is also access to remaining loft space which has been boarded out to provide a very useful and sizeable storage space.

BEDROOM ONE

14'2" x 9'6" max. (4.32 x 2.92 max.)

Double glazed window to rear. Radiator.



39 OLYMPIA GARDENS MORPETH NE61 1JQ

BEDROOM TWO

9'4" x 10'11" (2.87 x 3.35)

Double glazed window to rear. Radiator.



EXTERNAL

The property has access to a shared rear yard which has on site parking accessible from the rear lane.

REAR VIEW OF PROPERTY



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 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.

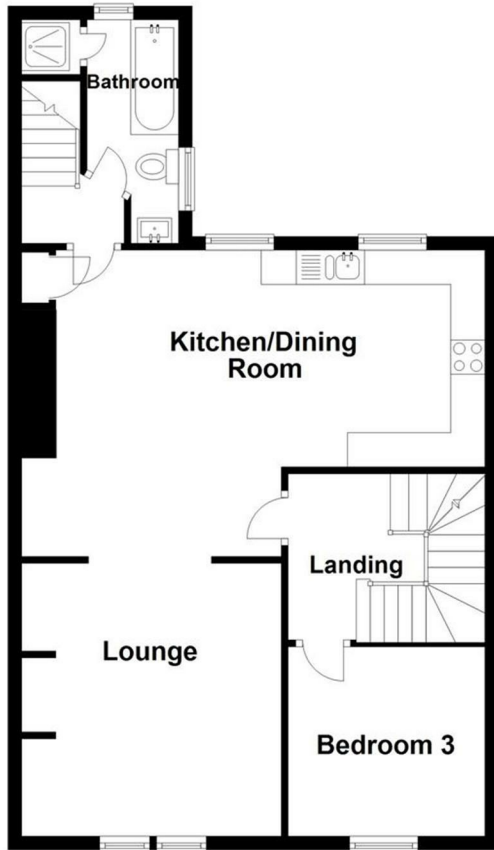
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533
05C21AO

39 OLYMPIA GARDENS MORPETH NE61 1JQ

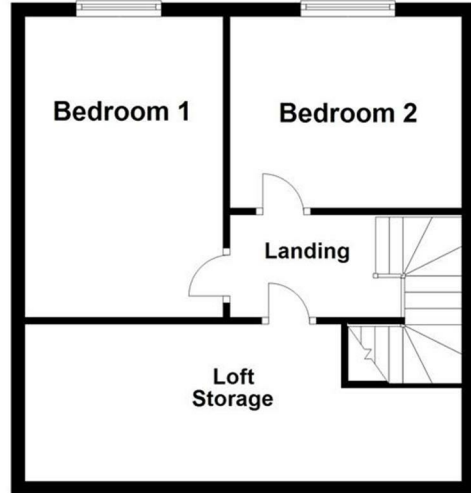
First Floor

Approx. 65.8 sq. metres (708.7 sq. feet)



Second Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 109.3 sq. metres (1176.5 sq. feet)

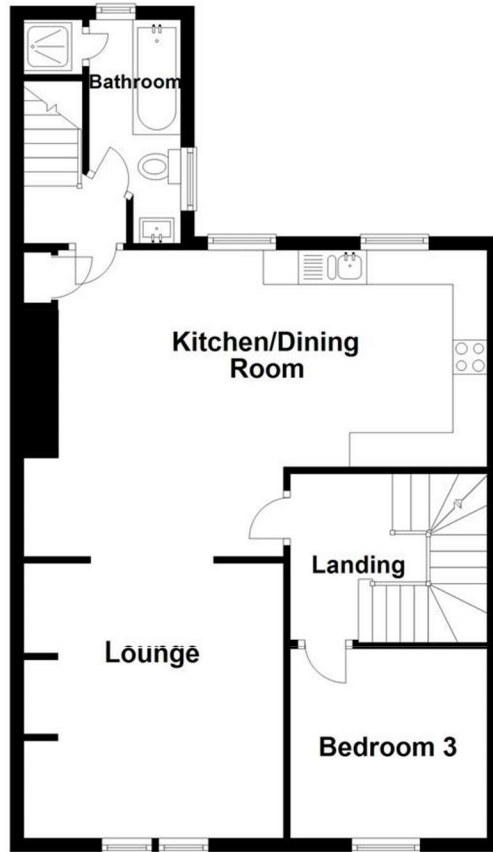
Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Olympia Gardens

39 OLYMPIA GARDENS MORPETH NE61 1JQ

First Floor

Approx. 65.8 sq. metres (708.7 sq. feet)



Total area: approx. 109.3 sq. metres (1176.5 sq. feet)

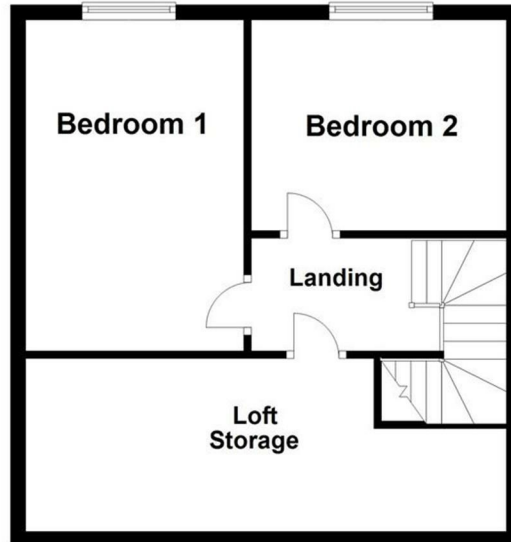
Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Olympia Gardens

39 OLYMPIA GARDENS MORPETH NE61 1JQ

Second Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



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